



DRAFT

9/4/2019

Board of Trustees

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2020-2025 | **COPLEY TOWNSHIP**
LAND USE
PLAN

Contents

Executive Summary	02
Chapter 1 Plan Overview	09
Chapter 2 Goals & Objectives	18
Chapter 3 Background	32
Chapter 4 Environmental Conditions	66
Chapter 5 Current Land Use	88
Chapter 6 Community Perspectives Survey	125
Chapter 7 Public Engagement Plan	149
Chapter 8 Land Use Concept Area	156
Chapter 9 Future Land Use Plan	200
Chapter 10 Definitions	203

Letter to the Residents

Dear Residents,

"It is our goal that the Comprehensive Land Use Plan will remain in place as a live, working document utilized to guide the Township in the future direction of managed and sustainable growth."



The Copley Township Comprehensive Land Use Plan is essential to the success of land use in the Township. The Land Use Plan is utilized to guide residents, decision-makers and administrative staff in the principles of responsible land use.

The Plan was first conceptualized in the mid-1990's, approved by the Board of Trustees in 1999 and redesigned in 2009 by the Land Use Steering Committee. The Steering Committee recognized the importance of managed and responsible growth in an ever-changing landscape and therefore implemented a 10-year review for update.

In 2017, The Department of Community & Economic Development, along with the Copley Township Zoning Commission, was charged with managing the 2020 update with the partnership of local residents, business owners, elected officials and decision makers.

"It is our goal that the Comprehensive Land Use Plan will remain in place as a live, working document utilized to guide the

Township in the future direction of managed and sustainable growth." This growth should be equitable and beneficial to health and welfare of all of our residents. It is our desire that the document will be held in utmost regard for land use decisions in the Township and that the document will be updated every five years to meet the ever-changing needs and desires of our community.

Sincerely,

*Copley Township Zoning Commission
&
Department of Community & Economic
Development*

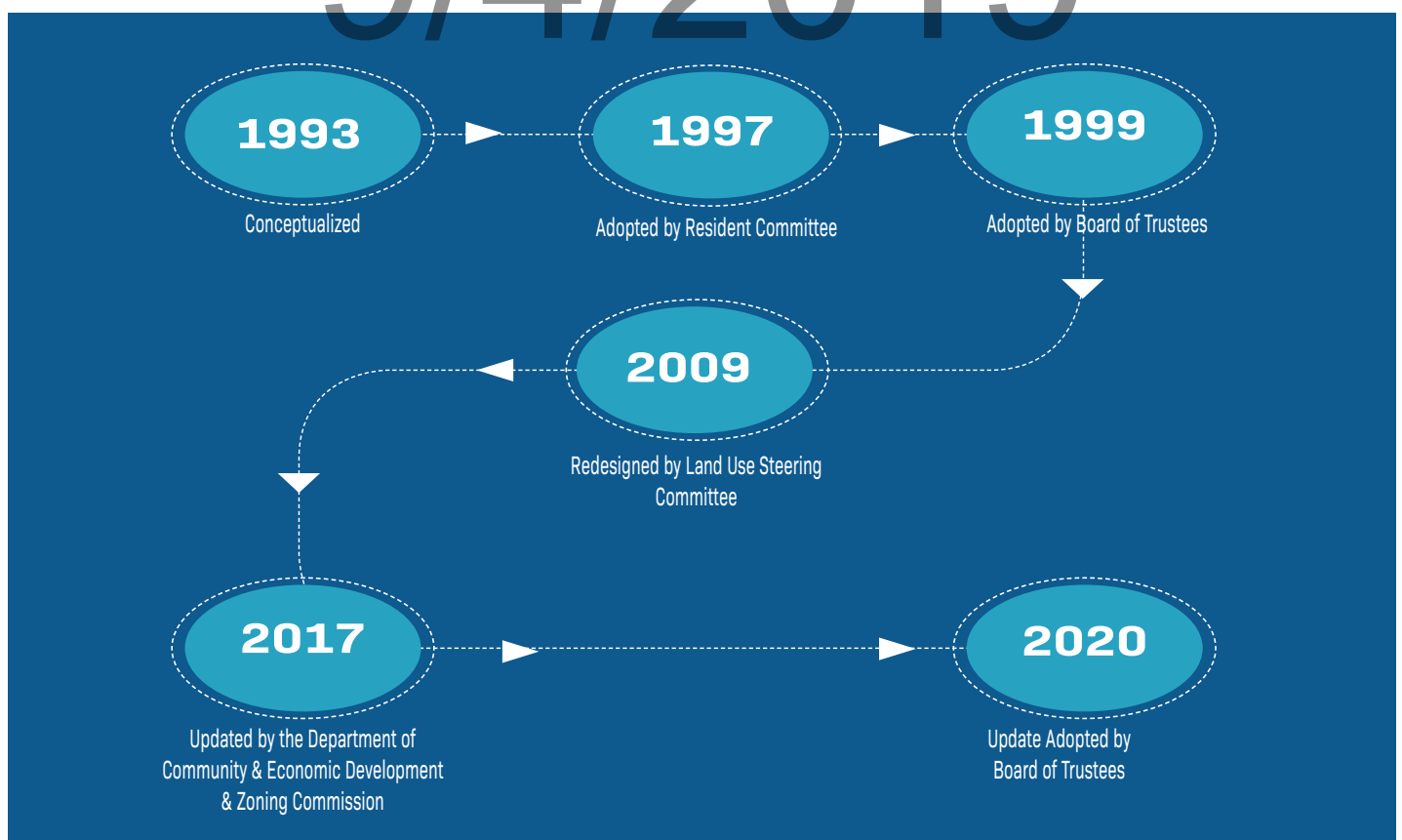
Executive Summary

Copley Township's First Land Use Plan

After the adoption of the JEDD in 1993, a group of residents worked for three years on Copley Township's first Comprehensive Land Use Plan. This Plan was adopted in 1997 and served the community for ten years. The goals of that plan were to:

- Implement the Comprehensive Land Use Plan to direct development in the Township;
- Strengthen the Zoning Resolution in its ability to regulate development;
- Preserve the rural/suburban atmosphere of Copley Township;
- Guide the location of development on the basis of natural capabilities and limitations of the land;
- Ensure that new development does not result in public health hazards for the community;
- Guide new growth in an orderly, regulated manner that will minimize stress on services and public infrastructure;
- Guide commercial and industrial growth to provide a sound fiscal base for schools and Township services; and
- Maintain an ordered, balanced community design with the focus on residential and open space/conservation zoning.

This plan served the community well for approximately ten years and helped Township officials make important development and land use decisions.



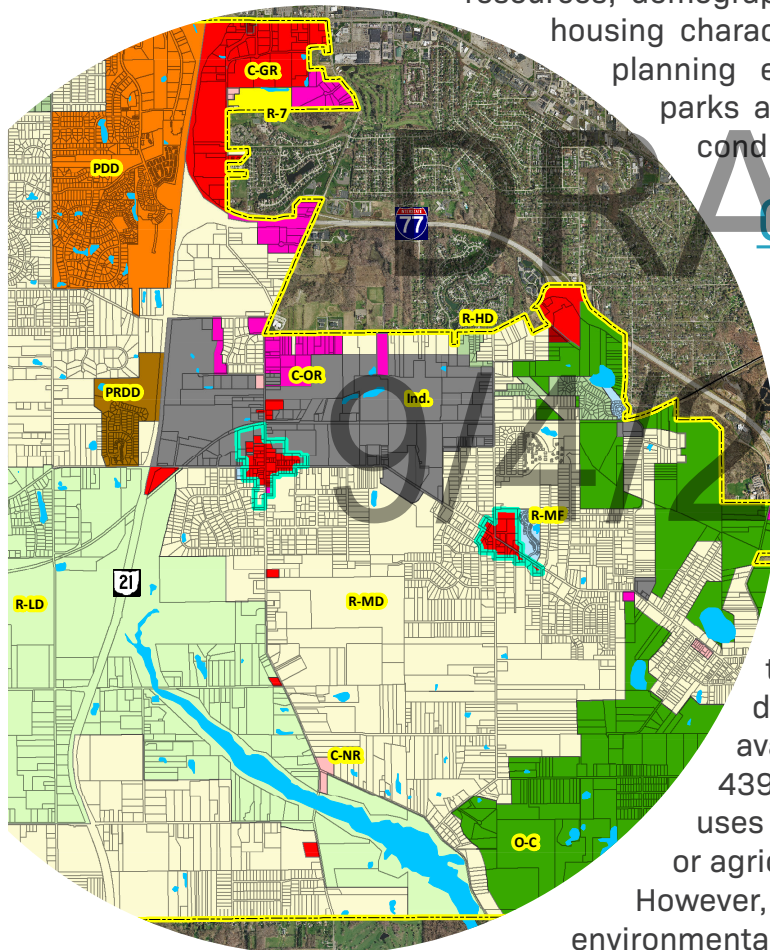
Executive Summary

In 2017, the Copley Township Zoning Commission began the process of updating the Comprehensive Land Use Plan. The Commission wished to address smart growth principles which are aimed to protect and ensure a high quality of life for residents, businesses and landowners of Copley Township for generations to come. The purpose of the Comprehensive Land Use Plan is to provide a framework which informs spending and regulatory decisions to improve the character of the community. Such decisions involve the proper location and nature of future development; the need for public facilities or infrastructure; and a determination of scenic, environmental, and historic resources that should be afforded a measure of protection as development occurs.

Plan Update Overview

The Comprehensive Land Use Plan Update involved the public utilizing a full Public Engagement Plan. The Plan Update included Stakeholder Meetings, Public Kiosk Stations with Quick Poll Surveys, Open Office Hours, and a Public Open House. The plan gathered background on the history, cultural resources, demographics, population trends and characteristics, housing characteristics, economic characteristics, regional planning efforts, infrastructure and public services, parks and greenways, land use, and environmental conditions.

Current Land Use



According to the Summit County Fiscal Office land use codes, current land use in Copley Township can be classified as 51% residential; 9% commercial; 2% industrial; and 20% agricultural. The remaining land use is comprised of exempt land, mineral and gas rights, and railroad property. Exempt land includes land dedicated to school facilities, government buildings and church property. If the assumption is made that parcels over 20 acres in size are potential development areas, then 2,050 acres could be available for development. In addition, there are 439 acres zoned for industrial and commercial uses that are vacant or being used for residential or agricultural uses.

However, nearly half, 49%, of the Township is environmentally constrained by floodplains, wetlands, and land with hydric soils. In addition, about 61% of the entire Township contains environmentally sensitive areas (woodland resources, riparian corridors, and high groundwater resources). Of the remaining potential development areas, 33% is environmentally constrained and 89% is sensitive.

Current Zoning

As of 2018, the Copley Township Zoning Resolution includes six (6) Residential Districts, four (4) Commercial Districts, one (1) Industrial District, two (2) Mixed Use Compact Development Districts, and two (2) Planned Development Districts.

Executive Summary

PLANNING TOOLS

The plan recommends that Copley consider the following tools:

Development Checklist of Projects

With a Development Checklist as part of the Township development process, a clear and predictable outline can be established. This reduces staff time and resources by having to request additional information, boards denying applicants because of lack of information as well as developers better understanding what is to be expected.

Design Guidelines

An element of the Development Regulations describing those standards and regulations which directs the appearance of development and redevelopment projects, site and street design and seeks to preserve and/or enhance the aesthetic qualities of an area.

Downzoning

Rezoning of a tract of land to less-dense or intensified uses. Downzoning is used to curb sprawl and direct growth to designated areas.

Environmental Zoning

Protecting public health and safety functions that natural resources provide to the community. Examples of these include:

- ◇ Riparian Overlay Districts and Riparian Corridor Setback Requirements
- ◇ Wetland Setback Requirements
- ◇ Groundwater Regulations

Form Based Codes

A Form Based Code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code.

Green Infrastructure

The U.S. Environmental Protection Agency (EPA) refers to green infrastructure as a cost-effective, resilient approach to managing wet weather impacts that provides many community benefits. While single-purpose gray stormwater infrastructure—conventional piped drainage and water treatment systems—is designed to move urban stormwater away from the built environment, green infrastructure reduces and treats stormwater at its source while delivering environmental, social, and economic benefits.

Low Impact Design (LID) Guidelines

An effective LID approach to land use regulation provides flexible performance-based goals and design criteria while promoting opportunities for using innovative management practices and site planning techniques that can be incorporated to compensate for development disturbance. Innovative techniques related to planning and design for stormwater management; grading, natural resource protection, and site layout are commonly integrated in low impact development approaches.

Performance Zoning

Performance Zoning establishes minimum criteria to be used when assessing whether a particular project is appropriate for a certain area and ensures that the end result adheres to an acceptable level of performance or compatibility. This type of zoning provides flexibility with the well-defined goals and rules found in conventional zoning. Whereas traditional land use zoning specifies how land can be used within specified districts, Performance Zoning specifies the intensity of land use that is acceptable. In other words, it deals not with the use of a parcel, but the performance of a parcel and how it impacts surrounding areas.

Transfer of Development Rights

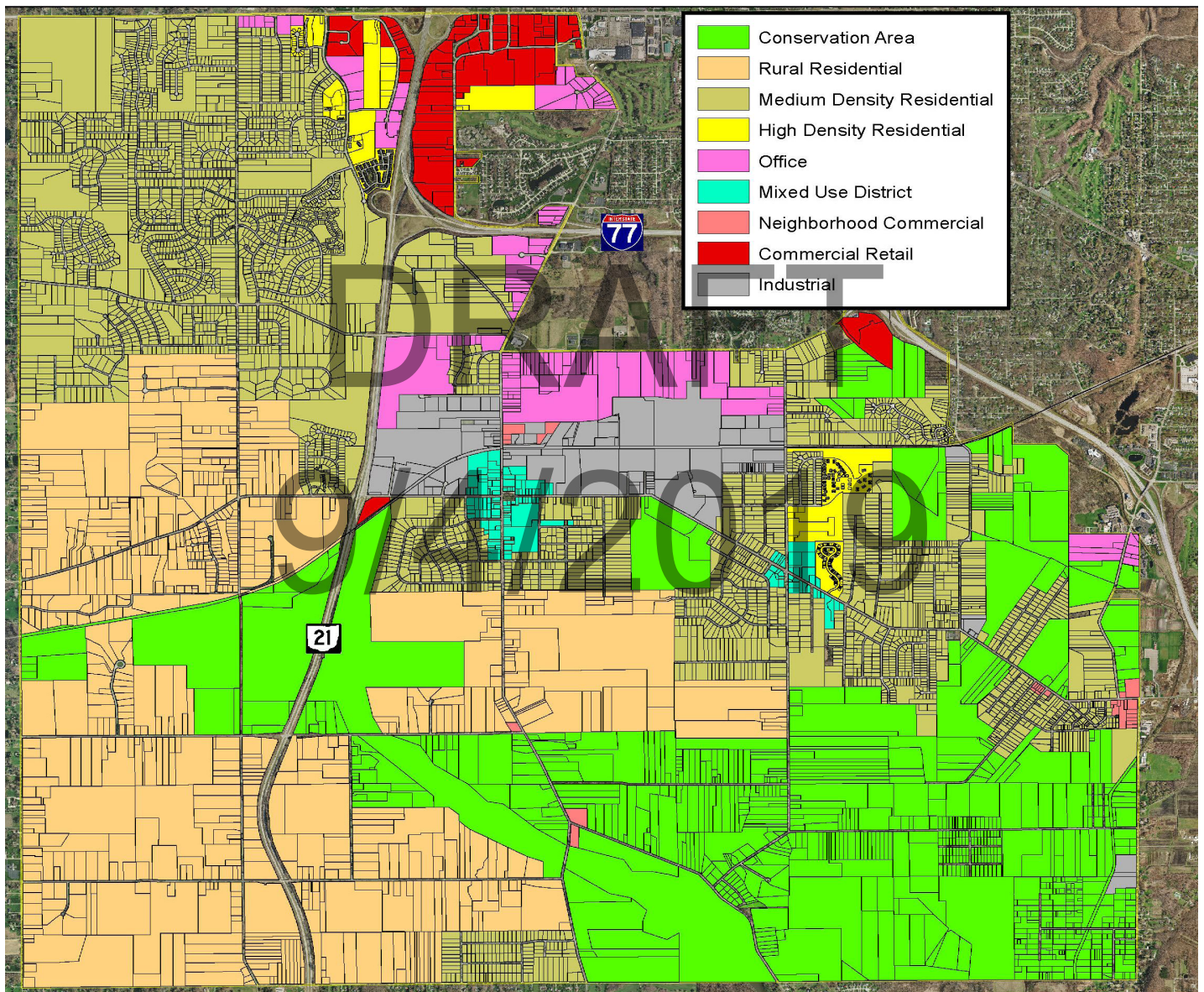
TDR tools were designed to encourage conservation of high value, natural, agricultural, and culturally significant open space while allowing for higher density residential and commercial development in the targeted development corridors or concept areas. TDR tools encourage developers to relocate development density, reduce densities in environmentally sensitive areas or reduce density in other areas desired for low density.

Since 2009, Copley Township has been interested in Transfer of Development Rights (TDR) as a tool to help shift density from high priority open space to areas where growth is encouraged. Current development methods tend to involve landowners in a process that is not effective in controlling sprawl. TDR can be a key tool used in shifting density from one parcel to another. Currently, Townships cannot approve the transfer of development rights. As a charter county, Summit County could have the ability to adopt TDR and the Townships would not have to wait for authorization from the State. Copley Township could be a pilot TDR program for the County. In addition, many Township have approved non-contiguous subdivisions as a methodology of transferring development densities.

Executive Summary

The Department of Community & Economic Development recommended the following updates to the Future Land Use Map based on public engagement, inter-department and external agency feedback:

Future Land Use Map



The updates include a specification of parcels classified as office and parcels classified as commercial retail in the Montrose and SR 18 areas, the removal of office parcels from the industrial area along Ridgewood Road and broadened scope of the Copley Square Mixed Use District.

Executive Summary

Goals & Initiatives Overview



Economic Development

- a. Expand cultural opportunities.
- b. Inventory current sewer and water infrastructure and identify future needs.
- c. Balance commercial/retail development within areas where adequate infrastructure is in place while protecting natural resources and maintaining rural character.
- d. Use redevelopment as a tool for creating a sense of place based on unique natural and cultural assets.
- e. Encourage public and private partnerships within the Township.
- f. Ensure that the development process is fair and equitable.

After much discussion and debate, the Zoning Commission approved the following goals...

9/4/2019



Community Engagement

- a. Expand cultural, civic and volunteer opportunities.
- b. Expand neighborhood pride within residential and business districts.
- c. Identify ways to maintain historic corridor areas.
- d. Create walkable neighborhoods with sidewalks and trails: encourage pedestrian networks in local business districts.
- e. Maintain and expand open spaces and recreational opportunities.

Executive Summary

Goals & Initiatives Overview



Strategic Land Planning

- a. Balance community design with open space conservation.
- b. Assess vehicular and pedestrian access and improve where necessary.
- c. Create walkable neighborhoods with sidewalks and trails: encourage pedestrian networks in local business districts.
- d. Encourage public transportation into and through the Township's main thoroughfares.
- e. Identify and work to correct stormwater runoff and flooding within and beyond the Township's borders.
- f. Balance commercial/retail development within areas where adequate infrastructure is in place while protecting natural resources and maintaining rural character.
- g. Enhance historic, cultural and visual qualities of the Township.
- h. Protect and enhance the environmental integrity of Copley Township.
- i. Maintain and expand open spaces and recreational opportunities.
- j. Keep rural character in the undeveloped areas of the Township.
- k. Reduce adverse impacts on the community in regards to: cost of government services, impacts on schools, and environment.
- l. Preserve housing diversity and mixed-use development.
- m. Preserve and promote agriculture in the Township.
- n. Support farming as a economically viable use.
- o. Reduce the adverse impacts of development on agriculture lands.
- p. Promote and protect the well-being of the community.
- q. Encourage tourism.



Executive Summary

Goals & Initiatives Overview



Neighborhood Revitalization

- a. Develop tools which contribute to a safe and healthy environment.
- b. Identify blighted properties and pursue corrective measures to enhance community character.
- c. Identify blighted industrial properties and pursue corrective measures to enhance community character.
- d. Protect environmentally sensitive areas through strict standards.
- e. Encourage healthy and safe property conditions which lead to secure property values.

Preservation

- a. Balance community design with open space conservation.
- b. Protect historic and cultural resources.
- c. Enhance historic, cultural and visual qualities of the Township.
- d. Protect and enhance the environmental integrity of Copley Township.
- e. Reduce adverse impacts of development on agricultural lands.
- f. Use redevelopment as an economic tool to protect land value and maintain the property tax base.

Public & Green Space

- a. Balance community design with open space conservation.
- b. Promote and beautify entranceways into the Township.
- c. Assess vehicular and pedestrian access and improve where necessary.
- d. Create walkable neighborhoods with sidewalks and trails; encourage pedestrian networks in local business districts.
- e. Maintain and expand open spaces and recreational opportunities.
- f. Create scenic byways on county and state rural routes.
- g. Identify and work to correct stormwater runoff and flooding within and beyond the Township borders.
- h. Continue expansion of green space for public access.
- i. Reduce adverse impacts on the community in regards to: cost of government services, impact on schools, and environment.



Chapter 1: Plan Overview

“By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human connections.” - Socrates

Introduction & Team Members

In 2017, the Copley Township Zoning Commission began the process of an internal update to the Comprehensive Land Use Plan. Members of the Zoning Commission were charged with overseeing the update to the Comprehensive Land Use Plan and approving content provided by the Department of Community & Economic Development. The Copley Township Comprehensive Land Use Plan Update represents a vision for overall development in the Township for the next five years.

The purpose of the Comprehensive Land Use Plan is to provide a framework in which development decisions are made to determine the future character of the community.

Such decisions involve the proper location and nature of future development, the need for public facilities or infrastructure, and a determination of scenic, environmental, and historic resources that should be afforded a measure of protection as development occurs. A well-prepared plan should delineate the implementation mechanisms required to make the plan a reality.

This Plan represents a long-term vision for community development and redevelopment. It engaged the community in thoughtful dialog about the path of community change, and maps out strategies and initiatives. It is a collective vision regarding the factors that should be considered when decisions are made in the future. The Plan provides guidance to parties that will be interested in developing within the Township. The existence of an adopted Comprehensive Land Use Plan provides a valuable basis of legal support when such decisions are questioned.

First, a substantial effort was made to provide the opportunity for public involvement in developing the Plan. These efforts included a Community Engagement Plan utilized throughout the Township in a series of scheduled Stakeholders Meetings, Kiosk Community Events, Open Office Hours, Online Surveys and a Public Open House. Secondly, the 2016 Community Prospective Survey was utilized as a baseline to provide general feedback from the community in regards to land use policies in the Township.

Chapter 1: Plan Overview

Zoning Commission

The Copley Township Zoning Commission and Department of Community & Economic Development staff met monthly beginning September 7, 2017 to discuss updates to the Comprehensive Land Use Plan.

Zoning Commission Members included:

- ◇ James Berry
- ◇ Tim Couch
- ◇ Bill Daniel
- ◇ John Heer
- ◇ Robert Kocsis
- ◇ Jane Scott
- ◇ Mark Wasick
- ◇ Sylvia Chinn-Levy

Copley Township Staff

Staff Members included:

- ◇ Matt Springer, Director of Community & Economic Development
- ◇ Sue Schultz, Zoning Inspector
- ◇ Shawna Gfroerer, Assistant Zoning Inspector/Zoning Inspector
- ◇ Jeff Newman, Code Enforcement Officer
- ◇ Sue Mack, Social Media Content Manager/Webmaster

Technical Assistance

Technical Assistance to the Comprehensive Land Use Plan Update was provided by:

- ◇ Summit County Department of Community & Economic Development - Stephen Knittel, Senior Administrator
- ◇ Summit County Department of Community & Economic Development - Carissa Choong, GIS Technical Applications Administrator.
- ◇ Summit County Soil and Water Conservation District - Brian Prunty, District Program Administrator
- ◇ Summit County Public Health - Ali Capoun, Supervisor, Water Quality Programs



Chapter 1: Plan Overview

Kick-Off Meeting

The Copley Township Zoning Commission met with the Department of Community & Economic Development Staff at a regularly scheduled meeting on September 7, 2017. During this time, the Zoning Commission gave approval for an internal review of the Comprehensive Land Use Plan. During this meeting, a checklist of priorities was developed.

**September 7
2017**

- ✓✓ **Quality of Life**
 - Sense of community
 - City services and country living
 - “Green” plan needed for biking, hiking, exercise areas
- ✓✓ **Farmland/Open Space Preservation**
 - Need to purchase open space via a property tax levy - perception of too expensive
 - Need to create incentives to keep agriculture economically feasible

Priority Checklist

- ✓✓ **Aesthetic Issues**
 - Gateways needed
 - Create scenic byways with flowering trees
 - Clean up Cleveland-Massillon Road and Copley Square area
 - Condition of aging homes and businesses
 - Overhead wires - especially in Copley Square area
- ✓✓ **Commercial/Industrial**
 - Job creation and tax base needed
 - JEDD benefits to Copley - “commercial” versus “residential”

- ✓✓ **Residential**
 - Diversity of housing
 - Affordable housing with age
 - Property maintenance
 - Value of homes sustained
 - Less isolation from community features - i.e. Copley Community Park
- ✓✓ **Environmental**
 - Flooding
 - Protect the watershed

**Update
Complete
2019**

Chapter 1: Plan Overview

Public Engagement Plan

✓ Community Kiosk - August 5, 2018

The Department of Community & Economic Development hosted a Community Kiosk at the 2018 Heritage Days. Staff were present to engage with residents and discuss the updates to the Future Land Use Map. Staff spoke with approximately 45 residents. During this time, residents were asked to participate in Quick Poll Surveys and over 60 surveys were completed.



✓ Community Kiosk - October 27, 2018

The Department of Community & Economic Development Staff were present at the 2018 Copley Township Halloween in the Park. Staff conducted a photo survey with the purpose of identifying key design elements from a variety of communities throughout the country. Residents were presented with 17 photos and asked to select which photos they would see as a best fit for Copley Township in regards to architectural elements and public space design. Approximately 35 residents participated in the exercise.



✓ Community Kiosk - December 9, 2018

The Department of Community & Economic Development hosted a Community Kiosk during the 2018 Trolley Shop Hop. Staff conducted a mapping exercise of the Copley Square area. Residents were asked to pin photos on blank parcels. Approximately 30 residents participated in the exercise and provided feedback for over 50 parcels in the Copley Square area.



Chapter 1: Plan Overview

Public Engagement Plan

✓ Stakeholder Meetings

The Director of Community & Economic Development established key stakeholder meetings with residents of the Township who were identified as being representative of commercial, mixed-use, and residential development.



✓ Open Office Hours

Beginning March 24 and continuing through June 7, 2019, the Department of Community & Economic Development welcomed residents, business owners and other stakeholders into their office for open discussion regarding the Land Use Plan Update. During this time, approximately 18 individuals visited and discussed items with staff.



✓ Community Open House

The Copley Township Zoning Commission, alongside the Department of Economic Development hosted a Community Open House at the Copley Community Park on May 21, 2019. Over 30 people attended to unveil, discover and engage in the Land Use updates with Township Staff, Officials and Trustees.



Chapter 1: Plan Overview

Public Engagement Plan

✓ Public Hearing - August 1, 2019

The Copley Township opened the Public Hearing for the Comprehensive Land Use Plan Update. The Commission reviewed the Plan and recommended additional updates to the Timeline and Neighborhood Revitalization Goals and Objectives.

The Zoning Commission recommended approval of the Plan to the Board of Trustees on XXXX.

Public Hearing - Board of Trustees

TBD

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9/4/2019

Chapter 1: Plan Overview

Community Perspective Survey

In 2017, the Township solicited the consulting services of Larry Lallo, MBA CECd. Larry previously served as the Executive Director of the Barberton Community Foundation and managed a total asset portfolio of \$90 million. Larry helped guide the Township in the discovery phase of community needs and priorities. A Community Perspective Survey was used to evaluate strengths, opportunities, challenges, threats and areas which could be improved. Larry utilized the professional expertise of Dr. Paul Levy, Ph.D. who serves as a professor and Chair of the University Department of Psychology. Dr. Levy was instrumental in helping design the Community Perspective Survey in such a way that respondents were not led to certain preconceived conclusions. A great deal of emphasis was placed on obtaining valid responses. A survey was made available online as well as paper/pencil and was advertised via social media and other news outlets. Additionally, a random sample of the five (5) different zip codes within Copley were used to mail 200 paper copies. A total of 486 surveys were submitted. Of those submitted, a total of 96 paper surveys were returned while 390 were submitted electronically.

The results were compiled, evaluated, discussed and presented to the public during a February 2, 2017 forum. The public forum was led by Township Administrator, Janice Marshall. Ms. Marshall revealed the results and provided an opportunity for the public to ask questions and make comments. In total, approximately 80 individuals attended the public forum.

Results of the survey revealed that the community values the following areas:



- ◇ Facilitating public infrastructure
- ◇ Targeting restricted growth and land preservation
- ◇ Enhancing business growth and a desire to see small town businesses flourish
- ◇ To see neighborhood enhancements within the housing stock

Summary of Public Comments

Some recurrent themes included:

What Residents Like:

- ◇ Great Schools
- ◇ Access to Highways
- ◇ Close Proximity to Major Shopping

Issues Residents Would Like Copley Township to Work on:

- ◇ Limit Amount of New Development
- ◇ Provide Increased Access to Recreational & Open Space Areas
- ◇ Business/Job Growth
- ◇ Improve Copley Square
- ◇ Policies Which Manage Growth



Chapter 1: Plan Overview

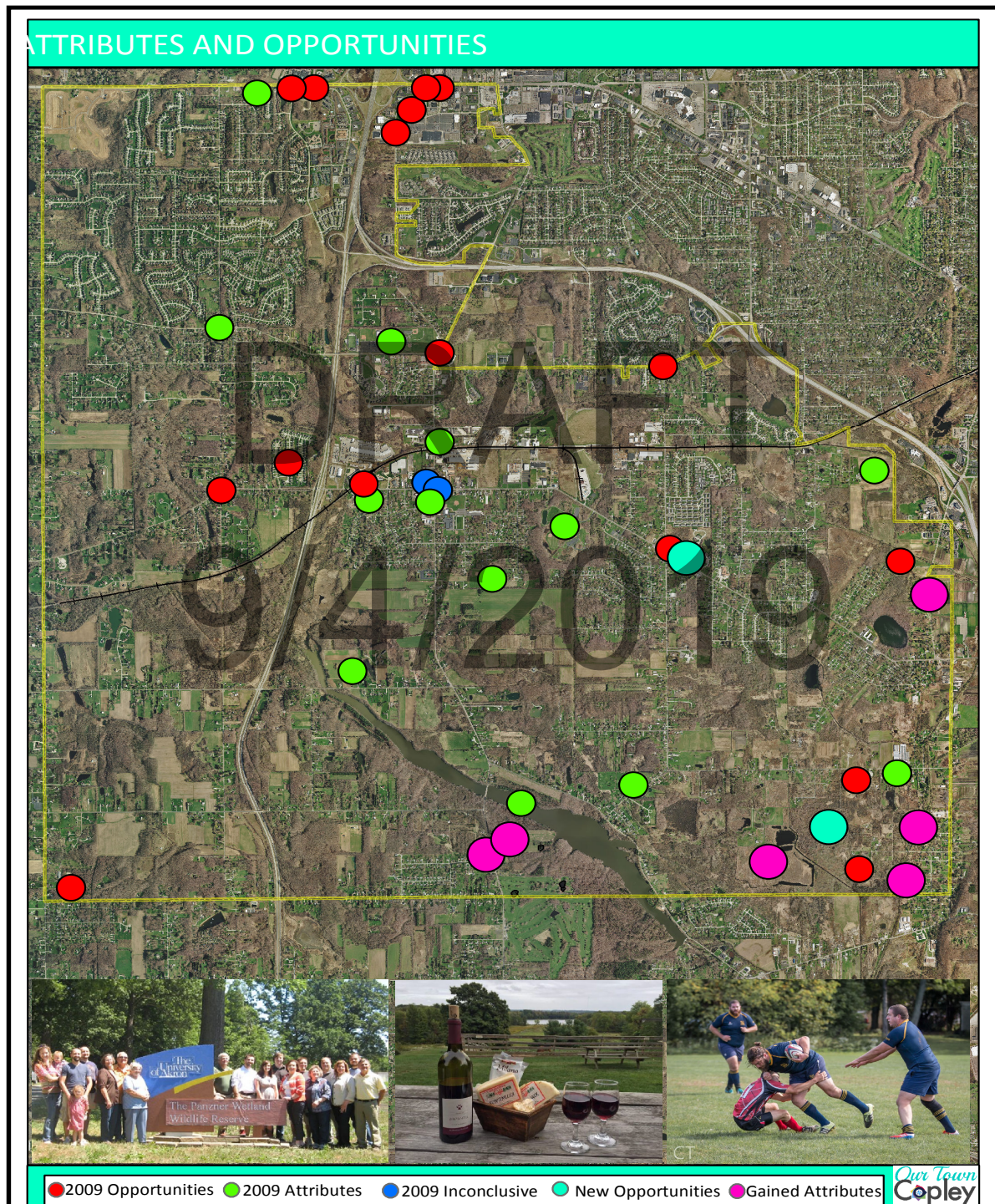
Attributes and Opportunities		
Attributes	2009	2019
Fire Department Station 2	X	X
Ridgewood/S. Hametown Roundabout	X	X
Copley High School	X	X
Shislars	X	X
Copley Cemetery	X	X
Jacob's Parcel/"Copley Greens"	X	X
Copley Feed	X	X
Copley Community Park	X	X
Arrowhead School	X	X
Trees and Open Space	X	X
Bender's Farm Market	X	X
Barberton Reservoir	X	X
Whimsical Pig Bed & Breakfast	X	X
Wolf Creek Winery		X
Karl Harp Nursery		X
Graff Growers		X
University of Akron Wetland Reserve		X
Pigeon Creek Trail Bed		X
Little Farms Land Acquisition		X
Opportunities	2009	2019
Heritage Woods Traffic	X	X
Montrose West Ave. Intersection	X	X
Springside Dr/State Route 18 Intersection	X	X
Flight Memorial Dr/State Route 18 Intersection	X	X
Home Depot Entrance	X	X
High Density Development	X	
Ridgewood/Cleveland-Massillon Intersection - 2019 Project	X	
Non-Conformities	X	X
Nuisance Properties - Adopted Property Maintenance Code	X	
No Berm on Narrow Roads	X	X
Exotic Animal Farm - Resolved	X	
Hametown/Copley Rd Intersection	X	X
Bessie Williams Superfund Site-(2020 Knox Blvd.) Pot. Green Space	X	X
Copley Square Plaza (2777 & 2779 Copley Road) Superfund Site - Potential Redevelopment		X
Inconclusive	2009	2019
Copley Square District	X	

* Both attributes and opportunities for improvement exist at Copley Square District site.

Chapter 1: Plan Overview

Attributes and Opportunities Map

The Zoning Commission reviewed and updated the Attributes and Opportunities Map during a regular business meeting.



* Opportunities for improvement exist at the indicated sites.

Chapter 2: Goals and Objectives



Leader Statements

Copley Township

Department of Community & Economic Development



ECONOMIC DEVELOPMENT

We strive to foster sound economic development objectives which facilitate investment. A stronger business market helps create employment opportunities and leads to economic prosperity.



COMMUNITY ENGAGEMENT

We believe that great communities do not happen by chance. We engage with our residents to foster community pride and collective unity.



PUBLIC & GREEN SPACE

We actively pursue opportunities which increase the availability and convenience of access to public green space. Our core belief rests on the proposition that open space is a priceless resource which should be discovered and enjoyed by all.



NEIGHBORHOOD REVITALIZATION

We strive to enhance property values by actively addressing the negative impacts of blight and abandonment. Copley engages with homeowners to improve and enhance the housing stock and thereby help foster strong and prosperous neighborhoods.



PRESERVATION OF HISTORICAL STRUCTURES & LAND

We have an abundance of local history which is worth preserving for future generations. The case for preservation - without knowing where we've been, we cannot know where we might be going.



STRATEGIC LAND PLANNING

We believe that a great deal of attention must be given to strategic planning initiatives as this becomes the foundation of an equitable and desirous community. Those who fail to plan are planning to fail.

Chapter 2: Goals and Objectives

Planning is an orderly, open approach to determining local needs and wants, describing a vision of a community's desired future, setting goals, and priorities, and taking action.

The goals and initiatives in this plan support the values of the community, which have been expressed by a public opinion survey, public engagement exercises, and professional recommendations of sound planning and land use management practices.

At least every two years, the Copley Township Zoning Commission and Township staff will be responsible for reviewing the implementation of goals and initiatives and updating the plan with any needed appendices as well as updating the corresponding Zoning Resolution as necessary.



STRATEGIC LAND PLANNING

Community Character

BALANCE COMMUNITY DESIGN WITH OPEN SPACE CONSERVATION

Balance development and the need for services and businesses with protection of natural resources and historic structures

Support continued dialogue between local planning agencies, the general public, and the development community to discuss the public costs associated with new development, reaching an understanding on the calculation of such costs, and establishing alternative means for financing these costs

Sustain Copley as a good place to live by offering affordable housing opportunities

Develop architectural design guidelines to help define desired architectural aesthetics

Make districts distinctive and attractive destinations by using design guidelines

Integrate preservation into the land planning process including reconciling and incorporating preservation policies with state and other local policies

Encourage compact and mixed-use development, which minimizes the need to drive, from existing infill and brownfield sites that have been thoroughly reclaimed and remediated before using open land

Chapter 2: Goals and Objectives

Transportation & Infrastructure

ASSESS VEHICULAR AND PEDESTRIAN ACCESS AND IMPROVE WHERE NECESSARY

Address traffic intersections with high volumes, accidents, or safety concerns

Work with County Engineer and ODOT to implement traffic calming measures such as Roundabouts

Work with the State of Ohio on traffic and safety along the Route-18 corridor

Conduct "Level of Service" studies of intersections to determine future needs

CREATE WALKABLE NEIGHBORHOODS WITH SIDEWALKS AND TRAILS, ENCOURAGE PEDESTRIAN NETWORKS IN LOCAL BUSINESS DISTRICTS

Identify roads that could safely support bike lanes

Encourage walkable designs in all new developments including walkable access to services such as banking, restaurants, grocery stores, medical and transportation

Work with applicable agencies to develop bike lanes when roads are expanded

Create a pedestrian circulation plan for Copley Square

Require sidewalks whenever possible

ENCOURAGE PUBLIC TRANSPORTATION INTO AND THROUGH THE TOWNSHIP'S MAIN THOROUGHFARES

Work with AMATS and Metro transit to expand public transportation opportunities in Copley

IDENTIFY AND WORK TO CORRECT STORMWATER RUNOFF AND FLOODING WITHIN AND BEYOND THE TOWNSHIP'S BORDERS

Encourage expansion of sewer and water in appropriate locations

Commercial & Retail

BALANCE COMMERCIAL/RETAIL DEVELOPMENT WITHIN AREAS WHERE ADEQUATE INFRASTRUCTURE IS IN PLACE WHILE PROTECTING NATURAL RESOURCES AND MAINTAINING RURAL CHARACTER

Monitor the amount of commercial space and consider community impact

Encourage mixed-use development in appropriate locations

Encourage ways to redevelop to reduce and eventually eliminate non-conforming uses

Create urban activity centers in mature suburban areas

Study opportunity for best use of the land in the following areas: Copley Road Corridor, Cleve-Mass Road Corridor, Collier Road, Ridgewood Road Corridor, White Pond Drive, Copley Square Area, Route 18 Corridor between I-77 and S.Hametown Road

ENHANCE HISTORIC, CULTURAL AND VISUAL QUALITIES OF THE TOWNSHIP

Use redevelopment as a tool for creating a sense of place based on unique natural and cultural assets

Chapter 2: Goals and Objectives

Natural Resources

PROTECT AND ENHANCE THE ENVIRONMENTAL INTEGRITY OF COPLEY TOWNSHIP

Encourage natural resource protection in all development projects

Encourage conservation/open space development and low impact design principles

Parks and Recreation

MAINTAIN AND EXPAND OPEN SPACES AND RECREATIONAL OPPORTUNITIES

Create a citizens committee to develop a parks and recreation master plan

Encourage joint recreational program with the schools

Residential

KEEP RURAL CHARACTER IN THE UNDEVELOPED AREAS OF THE TOWNSHIP

Apply conservation/open space development and low impact design principles

Preserve views of the rural landscapes by locating homes out of the sight lines on existing roads, whenever possible

Preserve densities based on environmental capacities

Consider amendments to the Zoning Resolution to make Conservation Development the permitted use and traditional development a Conditional Use

REDUCE ADVERSE IMPACTS OF DEVELOPMENT ON THE COMMUNITY IN REGARDS TO COST OF GOVERNMENT SERVICES, IMPACT ON SCHOOLS AND THE ENVIRONMENT

Encourage conservation development and low impact design principles

Minimize land disturbance including clearing and grading

Evaluate government services and infrastructure in order to define needs and capacity restraints

Encourage more frequent natural drainage structure versus large engineered storm basins

PRESERVE HOUSING DIVERSITY AND MIXED USE DEVELOPMENTS

Encourage mixed use residential

ENHANCE HISTORIC, CULTURAL AND VISUAL QUALITIES OF THE TOWNSHIP

Identify appropriate Township-wide improvement standards for items such as streetscape treatments, signage, lighting, landscaping within residential developments

Chapter 2: Goals and Objectives

Agriculture

PRESERVE AND PROMOTE AGRICULTURE IN THE TOWNSHIP

Educate residents on agriculture land as a valuable resource that should be preserved

Map and monitor agriculture lands in order to document the amount of land in farm production and the rate at which it is being developed

Adopt zoning which would discourage lot splits in conservation areas

SUPPORT FARMING AS AN ECONOMICALLY VIABLE USE

Support Current Agricultural Use Value (CAUV) and other legislation that links incentives to continue farming and discourage development of agricultural land

REDUCE ADVERSE IMPACTS OF DEVELOPMENT ON AGRICULTURAL LANDS

Adopt buffer zones for new development adjacent to farms

Explore a storm water utility plan to address storm water effects

Economic

PROMOTE AND PROTECT THE ECONOMIC WELL-BEING OF THE COMMUNITY

Initiate a cost-of-service study to look at the cost of various Township services versus the revenue source to identify what types of land use provide or require the highest revenue and expenses

ENCOURAGE TOURISM

Establish a committee to encourage tourism

89%

RESIDENTS WHO STRONGLY SUPPORT
POLICIES THAT PACE GROWTH IN
TARGETED AREAS

* Per the 2016 Community Perspective Survey

Chapter 2: Goals and Objectives



ECONOMIC DEVELOPMENT

Community Character

EXPAND CULTURAL OPPORTUNITIES

Highlight cultural assets through art and community event partnerships

Transportation & Infrastructure

INVENTORY CURRENT SEWER AND WATER INFRASTRUCTURE AND IDENTIFY FUTURE NEEDS

Encourage expansion of sewer and water in appropriate locations

Identify a short and long term plan for sewer and water extensions and upgrades

Commercial & Retail

BALANCE COMMERCIAL/RETAIL DEVELOPMENT WITHIN AREAS WHERE ADEQUATE INFRASTRUCTURE IS IN PLACE WHILE PROTECTING NATURAL RESOURCES AND MAINTAINING RURAL CHARACTER

Implement plans for redevelopment and adaptive re-use of commercial space

Promote re-use and development of underused and vacant commercial sites

Create incentives to improve properties which lead to Township resiliency within commercial corridors

USE REDEVELOPMENT AS A TOOL FOR CREATING A SENSE OF PLACE BASED ON UNIQUE NATURAL AND CULTURAL ASSETS

Explore community block grant funding

ENCOURAGE PUBLIC AND PRIVATE PARTNERSHIPS WITHIN THE TOWNSHIP

Work with the Community Improvement Corporation to identify opportunities for public/private partnerships

Explore funding such as grants that could be used to jumpstart promising businesses

Chapter 2: Goals and Objectives

Industrial

MAINTAIN AND EXPAND THE TAX BASE AND PROVIDE EMPLOYMENT

Attract and retain industrial and business users

Create incentives to improve properties with alternative funding matches

Define a process for determining eligibility by designating areas in which Copley has the authority to engage in redevelopment projects including both prevention and elimination of blight and provision for public/private partnerships

Residential

SUPPORT A RESIDENTIAL TAX BASE WHICH IS RESILIENT TO VARIOUS MARKET CONDITIONS

Encourage mixed use residential

Identify appropriate Township-wide improvement standards for streetscape treatments including signage, lighting, and landscaping within residential developments

Sustain Copley as a good place to live by offering affordable housing opportunities

Agriculture

SUPPORT FARMING AS AN ECONOMICALLY VIABLE USE

Seek input from the farming community on particular challenges and opportunities within the township
Become familiar with legislation that benefits farmers and other agriculturally-related businesses

Economic

PROMOTE AND PROTECT THE ECONOMIC WELL-BEING OF THE COMMUNITY

Work with the Community Improvement Corporation to develop economic indicators to measure the township's economic well-being

Seek ways to support the efforts of new small businesses so that they can become economically viable

ENCOURAGE NICHE TOURISM WITHIN THE TOWNSHIP

Partner with public and private entities to brainstorm on ways to promote the unique qualities of the township

Work with the appropriate entities to promote tourism as an established economic activity

Gain an understanding of the township's assets that could eventually become pillars of a tourist economy

98%

OF RESIDENTS WHO SUPPORT BUSINESS/
JOB GROWTH AS THEIR TOP PRIORITY,
BELIEVE THAT COPLEY SHOULD BE A
BUSINESS FRIENDLY COMMUNITY

* Per the 2016 Community Perspective Survey

Chapter 2: Goals and Objectives

PRESERVATION



Community Character

BALANCE COMMUNITY DESIGN WITH OPEN SPACE CONSERVATION

Protect cultural resources including historic districts, buildings, structures, sites, public works, transportation corridors, heritage areas and corridors, cultural landscape objects and related built forms

Ensure the conservation of housing stock in residential neighborhoods, economic development and revitalization, protection of historic landscapes, and preservation and growth management of rural areas, and conservation farmland

Work with private sector, independent organizations and citizens to increase awareness of, and to protect and enhance Copley's historic resources

Identify traditional Township settlement patterns as a desirable means to promote community character and diversity

PROTECT HISTORIC AND CULTURAL RESOURCES

Encourage land owners to recognize the value of historic resources as major contributions to the quality of life and to cultural vitality, and as resources that both remind us about the past and provide a stimulus to economic vitality and the potential for tourism

Support enabling legislation to provide tax incentives to encourage the rehabilitation of historic resources, including tax credits and tax abatements

Commercial & Retail

ENHANCE HISTORIC, CULTURAL AND VISUAL QUALITIES OF THE TOWNSHIP

Encourage submission of applications for state historic districts' designations

Chapter 2: Goals and Objectives

Natural Resources

PROTECT AND ENHANCE THE ENVIRONMENTAL INTEGRITY OF COPLEY TOWNSHIP

Explore property valuation reductions through storm water and/or land conservation efforts

Redefine, retain, and expand conservation districts and include environmentally sensitive lands

Work with appropriate land conservancy organizations to engage in acquiring environmentally sensitive lands and/or protective easements

Protect and restore environmentally sensitive areas

Incorporate protection of sensitive environmental features into land development reviews over which the Township has authority

Make the ecological integrity of public health safety functions of significant remaining undeveloped lands and environmentally sensitive landscapes the priority for conservation acquisitions and open space subdivision dedications-Explore the concept of wetland banking projects in these lands

Agriculture

REDUCE ADVERSE IMPACTS OF DEVELOPMENT ON AGRICULTURAL LANDS

Encourage conservation development

Economic

USE REDEVELOPMENT AS AN ECONOMIC TOOL TO PROTECT LAND VALUE AND MAINTAIN THE PROPERTY TAX BASE

Support Farmland Preservation Incentives

Support redevelopment that recognizes the value of historic preservation and cultural resources

90%

OF RESIDENTS WHO SUPPORT HISTORIC PRESERVATION & ARTS/CULTURE AS THEIR TOP PRIORITY, BELIEVE THAT THE PRESERVATION OF HISTORICAL STRUCTURES, COPLEY SQUARE & COPLEY CULTURE ARE MOST IMPORTANT

* Per the 2016 Community Perspective Survey

Chapter 2: Goals and Objectives

PUBLIC & GREEN SPACE



Community Character

BALANCE COMMUNITY DESIGN WITH OPEN SPACE CONSERVATION

Educate and encourage methods of landscape design, landscape and park maintenance, and agriculture that reduce or eliminate the use of pesticides, herbicides, and synthetic fertilizers as well as encourage the use of compost and conserving water

PROMOTE AND BEAUTIFY ENTRANCEWAYS INTO THE TOWNSHIP

Create a Gateway Improvement Master Plan

Create landscaped entryways where Copley abuts Fairlawn, Akron, Norton and Bath

Transportation & Infrastructure

ACCESS VEHICULAR AND PEDESTRIAN ACCESS AND IMPROVE WHERE NECESSARY

Identify trails and bike path projects to connect specific areas of the Township including schools, parks and residential areas

Explore street lighting

CREATE WALKABLE NEIGHBORHOODS WITH SIDEWALKS AND TRAILS; ENCOURAGE PEDESTRIAN NETWORKS IN LOCAL BUSINESS DISTRICTS

Connect future residential subdivisions with existing or planned bikeways of walking trails

Encourage walkable designs in all new developments including walkable access to services such as banking, restaurants, grocery stores, medical and transportation

Create a trails and Greenway Committee-Develop a Trails and Greenway Plan

Implement a Summit County Greenway Plan-Create a Scenic Byway Committee to work with ODOT to develop byway designations to connect with the Ohio and Erie Canal and the Heritage Corridors of Bath

Chapter 2: Goals and Objectives

Transportation & Infrastructure

CREATE SCENIC BYWAYS ON COUNTY AND STATE RURAL ROUTES

Implement Gateway Improvement Master Plan

IDENTIFY AND WORK TO CORRECT STORMWATER RUNOFF AND FLOODING WITHIN AND BEYOND THE TOWNSHIP'S BORDERS

Consider acquiring environmentally sensitive land for purposes of storm water collection

Parks & Recreation

MAINTAIN AND EXPAND OPEN SPACES AND RECREATIONAL OPPORTUNITIES

Encourage neighborhood parks and greenways - Create new neighborhood parks and greenways in the community

Encourage connectivity of open spaces and development of greenways with public multipurpose trails

Create a Trail and Greenways Committee

Encourage public access to open space dedication in conservation developments

Develop a trail system connecting parks, open spaces, residential developments, and commercial destinations

Seek open space and trail grants

Encourage residents to donate easements for a Township-wide trail system

Encourage the protection of unique and significant rural places in the community

CONTINUE EXPANSION OF GREEN SPACE FOR PUBLIC ACCESS

Explore strategic land acquisition for sites which are environmentally sensitive to development

Residential

REDUCE ADVERSE IMPACTS OF DEVELOPMENT ON THE COMMUNITY IN REGARDS TO: COST OF GOVERNMENT SERVICES, IMPACT ON SCHOOLS AND ENVIRONMENT

Encourage both active (playing fields) and passive (parks and trails) open space

92%

OF RESIDENTS WHO SUPPORT
RECREATION/ENVIRONMENT/OPEN SPACE
AS THEIR TOP PRIORITY, BELIEVE THAT
COPLEY NEEDS MORE OPEN SPACE,
NEIGHBORHOOD PARKS, COMMUNITY
GARDENS & REC FACILITIES

* Per the 2016 Community Perspective Survey

Chapter 2: Goals and Objectives

COMMUNITY ENGAGEMENT



Community Character

EXPAND CULTURAL, CIVIC AND VOLUNTEER OPPORTUNITIES

Create volunteer and engagement opportunities

INSTILL NEIGHBORHOOD PRIDE WITHIN RESIDENTIAL AND BUSINESS DISTRICTS

Create a Neighborhood Master Plan

Support curricular and co-curricular programming of Township schools

IDENTIFY WAYS TO MAINTAIN HISTORIC CORRIDOR AREAS

Create a Scenic Byway Committee to work with ODOT to develop byway designations to connect with the Ohio and Erie Canal and the Heritage Corridors of Bath

Transportation & Infrastructure

CREATE WALKABLE NEIGHBORHOODS WITH SIDEWALKS AND TRAILS; ENCOURAGE PEDESTRIAN NETWORKS IN LOCAL BUSINESS DISTRICTS

Create a Trails and Greenway Committee - Develop a Trails and Greenway Plan

Parks & Recreation

MAINTAIN AND EXPAND OPEN SPACES AND RECREATIONAL OPPORTUNITIES

Create a Trail and Greenways Committee

50%

OF RESPONDENTS WOULD BE
WILLING TO VOLUNTEER THEIR TIME
TO IMPROVE THE QUALITY OF THE
TOWNSHIP

* Per the 2016 Community Perspective Survey

Chapter 2: Goals and Objectives

NEIGHBORHOOD REVITALIZATION



Community Character

DEVELOP TOOLS WHICH CONTRIBUTE TO A SAFE AND HEALTHY ENVIRONMENT

Implement and enforce a Township-wide Property Maintenance Code which identifies and recognizes Copley's neighborhoods and specific challenges that residents may face in their desire to "Age in Place"

Implement and manage an online tool for public nuisance complaints

Explore the creation of a program to assist residents in eligible neighborhoods with home improvements

Commercial & Retail

IDENTIFY BLIGHTED COMMERCIAL AND RETAIL PROPERTIES AND PURSUE CORRECTIVE MEASURES TO ENHANCE COMMUNITY CHARACTER

Complete systematic inspections to ensure compliance with physical standards for commercial and retail properties

Undertake and update an inventory of blighted and/or vacant commercial/retail properties which evaluates their physical condition

Industrial

IDENTIFY BLIGHTED INDUSTRIAL PROPERTIES AND PURSUE CORRECTIVE MEASURES TO ENHANCE COMMUNITY CHARACTER

Complete systematic inspections to ensure compliance with physical standards for industrial properties

Undertake and update an inventory of blighted and/or vacant commercial/retail properties which evaluates their physical condition

PROTECT ENVIRONMENTALLY SENSITIVE AREAS THROUGH STRICT STANDARDS

Include standards in the Property Maintenance Code which support the environmental sustainability of sensitive areas

Promote conservation strategies within existing and new development through in depth site review plans

Chapter 2: Goals and Objective

NEIGHBORHOOD REVITALIZATION

Residential

IDENTIFY BLIGHTED RESIDENTIAL PROPERTIES AND PURSUE CORRECTIVE MEASURES TO ENHANCE COMMUNITY CHARACTER

Complete systematic inspections to ensure compliance with physical standards for residential properties

Undertake and update an inventory of blighted properties which evaluates their physical condition

Determine specific challenges that are hindering maintenance of properties, explore and communicate resources to assist residents and neighborhoods with maintenance needs

Economic

ENCOURAGE HEALTHY AND SAFE PROPERTY CONDITIONS WHICH LEAD TO SECURE PROPERTY VALUES

Continue to seek input from the community on future land use patterns that improve and enhance Copley's business potential

Undertake periodic evaluations and visioning efforts to gauge economic conditions in both new and established business centers in or near neighborhoods

Evaluate the effectiveness of standards that guide decisions made by township boards; revise as needed to preserve the character of neighborhoods

83%

OF RESIDENTS WHO SUPPORT
NEIGHBORHOODS/HOUSING AS THEIR
TOP PRIORITY, SUPPORT INITIATIVES
TO IMPROVE HOUSING CONDITIONS

* Per the 2016 Community Perspective Survey

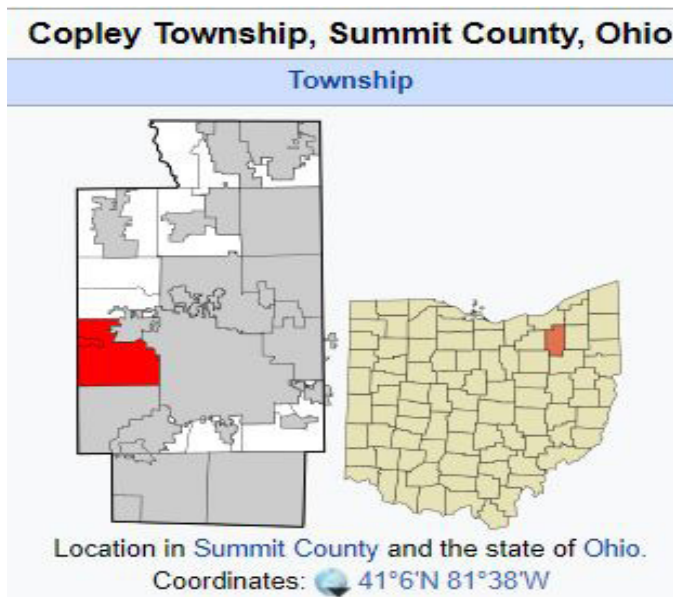
Chapter 3:

Background



General Information

Copley Township is a political subdivision in Summit County, Ohio, located west of the City of Akron, south of Bath Township and the City of Fairlawn, north of the City of Norton, and east of Sharon Township, Medina County. It is a diverse residential community with agricultural, retail, industrial and commercial areas.



History

Copley Township was part of the Western Reserve Territory. In 1819, the area, which had been known as "Township 2 range 12", earlier known as Greenfield, was named Copley. Copley has long included Montrose, then known as Ellis Corners or Latta's Corners, with a long history of business. The Copley Square area began as a farmers market.

The terrain and geology of Copley Township is primarily a Sharon conglomerate laid down some 231 million years ago by glaciers that repeatedly moved into and receded from the area. Some of the deposits appear to be as recent as 10,000 years ago. Copley swamps with their rich muck soil have provided abundant nurture for crops of grain, vegetables and fruit as well as well as for livestock. A high glacial moraine running east and west through the area is a watershed sending some waters north to the Great Lakes while the rest flows south to the Ohio and Mississippi rivers.

Chapter 3:

Background

Significant Dates in the History of Copley Township

1655

According to legend, battle of Fort Island between Erie and Iroquois Indian tribes.

1807

(May 28) Gardiner Greene received title to 16,531 acres of land for \$26,087 from the Connecticut Land Company.

1655

1807

1814

1814

(August 8) Jonah Turner purchased 321 acres in the Stony Ridge area along State Route 18, becoming Copley's first permanent resident.

1819

1819

(July 15) Citizens of Copley Township met and elected the first officers to govern the newly created area.

1820

1820

First industry in area - distillery and sawmill.

DRAFT
9/4/2019

Chapter 3:

Background

Significant Dates in the History of Copley Township

1831

(August 31) "Elizabeth and Gardiner Greene do hereby remise, release and forever quit claim unto the said citizens of the Township of Copley and their successors, heirs and assigns, all my right and title of dower in and to the above described premises. Said premises being two acres of land now Copley Circle."

1837

Stage coach service offered to Copley for trips from Massillon to Cleveland.

1831

1837

1840

1840

Copley Township became a part of Summit County.

1843

1843

Copley's first church, "First Congregational Society of Copley Township"...now the site of Copley Methodist Church.

1891

1891

Train service to Copley begins. Copley Depot built.

Chapter 3:

Background

Significant Dates in the History of Copley Township

1902

Copley's first Town Hall is established at the southeast corner of Copley Square. This building still stands today.

1904

Copley's first centralized school established at the site of the current Town Hall.

1902

1904

1959

1959

Northeastern section of Township voted to separate and form the Village of Fairlawn within the Township. Village of Fairlawn became a city and seceded from Copley Township in 1971.

**1970 &
1972**

1970 & 1972

1970 - Police District Formed.
1972 - Fire District Formed.

1974

1974

Copley Historical Society founded and incorporated.

Chapter 3:

Background

Significant Dates in the History of Copley Township

2001

1891 Depot placed on the Federal Register of Historic Places.

2003

Copley's first park (Copley Community Park) and Copley Depot were dedicated to the community.

2001

2003

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9/4/2019

2006

2006

First modern roundabout in Northeast Ohio built in Copley.

2014

2014

Copley began a joint dispatch operation with the cities of Barberton and Norton called Southwest Summit Communications (SWSCOM)

2017 & 2018

2017 & 2018

2017 - The Department of Community and Economic Development formed.
2018 - Community Improvement Corporation formed.

Chapter 3:

Background

Demographics/Population Trends and Characteristics

✓ Demographic Information helps decision makers understand:

- The number of people living in a community.
- The general make-up of the population, e.g., age, race, in other words, who is being served by the plan;
- The number of households and types of housing; and
- Trends in population numbers and composition.

In turn, these help decision makers understand the nature of the demands and needs for land use, transportation, public services, utilities, and economic development.

✓ Total Households

According to the 2017 American Community Survey (ACS) Copley Township has a total population of 17,305 and 6,914 household.

✓ Ethnicity and Age

The 2017 ACS also reported, that the Township is composed of a population which is 84% Caucasian, 9% African American, 5.5% Asian and 1.5% Hispanic. The median age for the Township is 42.5 years. This is slightly higher than for Summit County as a whole which has a median age of 40.8 years.

Copley Township Population Trends

	Copley Township	Summit County
Population		
2009	14,027	544,221
2017	17,305	541,318
Percent Change 2009 to 2017	19%	-0.5%

Source: 2013-2017 American Community Survey (ACS) 5-Year Estimates

Chapter 3:

Background

Summit County New Housing Starts 2009-2017

	2009	2010	2011	2012	2013	2014	2015	2016	2017	Totals
Bath	8	12	8	18	18	23	26	16	7	136
Barberton	1	16	7	4	12	7	13	9	3	72
Copley	30	10	30	28	21	3	46	72	63	303
Fairlawn*	-	-	-	-	-	-	-	-	-	13
Norton	-	-	-	-	-	-	7	5	6	18
Total	39	38	45	50	51	33	92	102	79	542

Source: Department of Planning/Zoning from individual cities.

* Information regarding Fairlawn Starts provided by the City of Fairlawn. The number was provided for the total and not broken down by the year.

Chapter 3:

Background

Age Characteristics of Summit County and Copley Township

	Copley Township 2017	Summit County 2017	Copley Township 2009	Summit County 2009
Median Age	42.5	40.8	39.4	39.1
Under 20	4169	129,635	3898	140,954
20-34	2780	104,501	2089	100,681
35-49	3533	99,795	3492	120,273
50-64	3782	117,587	2720	105,579
65+	3041	89,800	1834	76,734

Source: 2013 - 2017 American Community Survey (ACS) 5-Year Estimates

Educational Attainment

	Copley Township 2017	Summit County 2017
Less than High School	4%	9%
High School Graduate	21%	31%
Some College	16%	20%
Associate's Degree	9%	9%
Bachelor's Degree	29%	20%
Post Graduate	21%	11%

Source: 2013 - 2017 American Community Survey (ACS) 5-Year Estimates

Chapter 3:

Background

Economic Characteristics and Opportunities

Copley's business community encompasses a wide variety of commerce including 28 restaurants, 9 hotels, nearly 150 retail and personal service establishments, 14 continuum care and/or skilled nursing homes and manufacturing, high-tech and medical related facilities. The Township is home to the Copley-Fairlawn School District.

The 2013 - 2017 American Community Survey (ACS) 5-Year Estimates provides economic information for the Township. The following ACS tables were utilized in the development of this Land Use Plan.

DP03-Selected Economic Characteristics
S2503 - Financial Characteristics

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	Copley Township	Summit County
Median Household Income, 2017	\$84,463	\$53,291
Families Below Poverty Level	3.2%	13.6%
Labor Force	9,295	282,093
Unemployment	2.9%	6.4%
OCCUPATION		
Management, business, service and arts occupation	54.7%	37.5%
Service occupations	10.4%	17%
Sales and office occupations	19.9%	26.1%
Natural resources, construction, and material moving occupation	5.7%	6.2%
Production, transportation and material moving occupations	9.3%	13.2%

Chapter 3:

Background

Economic Characteristics and Opportunities

	Copley Township	Summit County
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	0.1%	0.3%
Construction	5.2%	4.9%
Manufacturing	14.8%	15.1%
Wholesale trade	3.3%	3.4%
Retail trade	9.4%	12.5%
Transportation and warehousing, and utilities	5.0%	4.8%
Information	2.3%	2.0%
Finance and Insurance, and Real Estate	9.5%	6.4%
Professional, scientific, and management, and administrative and waste management services	12.2%	10.1%
Educational services, health care and social assistance.	23%	23.8%
Arts, entertainment, recreation, accommodation and food services	8.5%	9.2%
Public Administration	3.0%	2.8%
Other Services	3.9%	4.6%

Employment by Industry in Copley Township reveals that education, manufacturing and professional services serve as the primary employment base.

This is supported by the Township's largest employers which include the Copley-Fairlawn School District, and manufacturing businesses such as Babcock & Wilcox, Downing, Plasteak and Great Lakes Knife.

Chapter 3:

Background

Major Employers

EMPLOYERS	# Full Time Employees
Roadway Express, Inc.	600
Copley-Fairlawn School District	279
Montrose Ford	150
Team Health	125
Metro Vet Hospital	114
Med Vet Hospital	95
Graves Lumber	90
Babcock & Wilcox	82
Copley Township	64
Downing Enterprises	39
PlasTEAK	31
Great Lakes Knife	30

Chapter 3:

Background

Copley Township 2018 Financial Condition

The Township is in strong fiscal condition as seen from the summary of the appropriation resolution.

2018 Appropriations Summary

The Board of Trustees adopted the 2018 Township Budget, or Appropriations resolution on March 13, 2018. The following is a summary of the document.

2018 Appropriations Summary

Revenues

	General Fund	\$4,151,946	24.0%
	Special Revenue	\$11,132,952	64.0%
	Debt Service	\$176,332	1.0%
	Capital Projects	\$1,740,361	10.0%
	Fiduciary Trust & Agency	\$114,736	1.0%

Total Revenue

\$17,316,327

100%

Expenditures

	General Fund	\$3,749,573	22.0%
	Special Fund	\$9,749,744	56.0%
	Debt Service		
	Capital Projects	\$1,740,126	10.0%
	Fiduciary Trust & Agency		
	Unappropriated	\$2,076,884	12.0%

Total Expenditures

\$17,316,327

100%

Chapter 3:

Background

Property Taxes in Copley Township 2018

Property taxes within the Township are very competitive when comparing other communities within Summit County. According to the latest Summit County Fiscal Office data, property taxes devoted to the public school systems average \$2,622 per \$100k home value. Those who live within Copley contribute an average of \$2,794 per \$100k home value. Despite being slightly higher than the County average, the residents of Copley have access to four (4) school districts of Akron, Copley, Highland and Revere.

Community & District	Property Tax Per \$100k
City of Barberton (Barberton CSD)	\$2,791
Cuyahoga Falls (CSD)	\$2,787
Bath Twp. (Revere LSD)	\$2,608
Bath Twp. (Copley/Fairlawn CSD)	\$2,621
Boston Twp. (Woodridge LSD)	\$2,846
Boston Twp. (Hudson CSD)	\$3,513
Boston Twp. (Revere LSD)	\$2,651
Fairlawn (Copley/Fairlawn CSD)	\$2,154
Fairlawn (Akron CSD)	\$2,948
Peninsula (Woodridge LSD)	\$2,818
Boston Heights (Woodridge LSD)	\$2,414
Boston Heights (Hudson CSD)	\$3,082
Boston Heights (Nardon CSD)	\$2,205
Copley Twp. (Copley/Fairlawn CSD)	\$2,651
Copley Twp. (Akron CSD)	\$3,445
Copley Twp. (Revere LSD)	\$2,638
Copley Twp. (Highland LSD)	\$2,444
Coventry Twp. (Coventry LSD)	\$3,147
Coventry Twp. (Barberton CSD)	\$3,292
Coventry Twp. (Green LSD)	\$2,699
Coventry Twp. (Springfield LSD)	\$2,796
New Franklin (Manchester LSD)	\$2,851
New Franklin (Northwest LSD)	\$2,237
New Franklin (Norton CSD)	\$2,575
New Franklin (Coventry LSD)	\$2,875
Village of Clinton (Northwest LSD)	\$2,339
City of Green (Green LSD)	\$2,134
City of Green (Jackson LSD)	\$1,926
City of Hudson (Hudson CSD)	\$3,172
City of Stow (Stow-Monroe Falls (CSD)	\$2,464
City of Tallmadge (Tallmadge CSD)	\$2,782

<http://fiscaloffice.summitoh.net/index.php/property-tax-estimator>

Chapter 3: Background

Background

Existing Cultural and Historic Resources

Copley Township is part of the Western Reserve. It was originally heavily forested with significant wetlands in the eastern and southern sections and was inhabited by Native Americans. The first settlers were farmers from New England. They cleared the land and cultivated the fertile soils.

Archeological and Historic Sites

According to the National Register of Historic Places, Copley hosts two different structures which were awarded with Historic Place Designations. The Copley Depot and the Cemetery Receiving Vault were honored with this prestigious designation after meeting criteria such as historic districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The nominations are then reviewed by the Ohio Historic Site Preservation Advisory Board, which includes interested citizens and professionals (within preservation related fields) appointed by the governor. The ultimate decision lies with the National Park Service.

THE COPLEY DEPOT - The Western Railroad (PA&W) passed through Copley along its route from Delphos to Mogadore. The line carried passengers, freight and mail. Later, the Akron Canton and Youngstown Railroad (AC&Y) took over the route until 1951. In 1974, Copley residents, formed the Copley Township Historical Society, raised the funds to acquire the building and moved to its present site where it now serves as a museum.

THE TOWNSHIP CEMETERY RECEIVING VAULT

Standing in the center of the Copley Township Cemetery is a Receiving Vault that was built in 1885. Receiving vaults were constructed to serve as a temporary mortuary to house deceased persons during winter months because the ground was frozen and too hard for grave digging. Modern hydraulic digging machines had not been invented yet so graves were dug by hand. It also served as a deterrent to grave robbers. With modern medicine in its infancy, grave robbing was a common practice to supply early physicians a steady supply of cadavers to further anatomical research and teaching. The introduction of receiving vaults provided a greater level of protection and peace of mind to families of the deceased and to the whole community. Most were constructed of heavy masonry stones and featured large lockable iron gates to guard

against trespassers. On July 13, 2017 the receiving vault was listed on the National Register of Historic Places by the United States Department of the Interior.



Comprehensive Land Use Plan

Chapter 3:

Background

Copley Township Century Homes

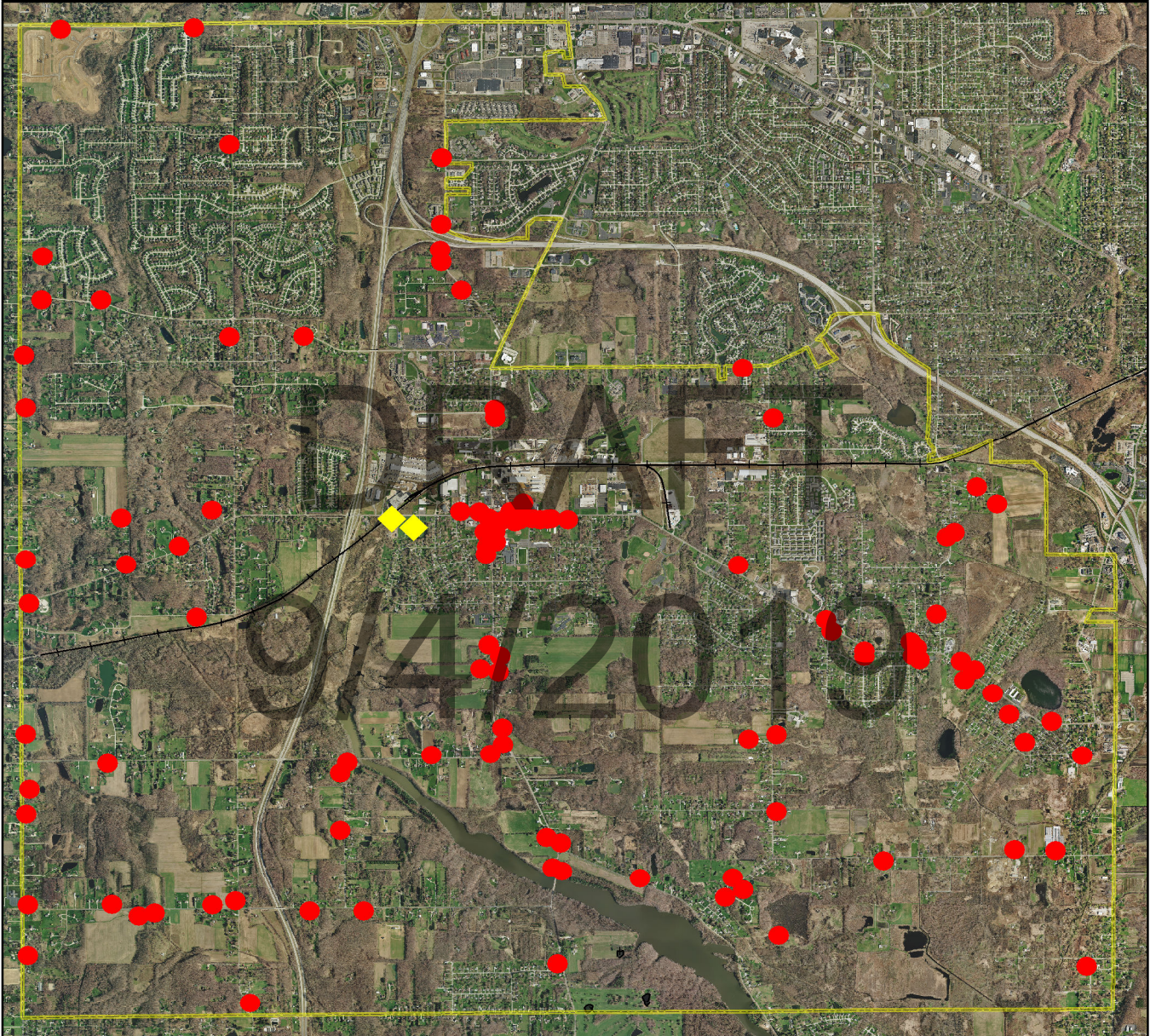
The Copley Township Historical Society has also compiled a list of century homes, which are shown in the following map.

Address	Year	Address	Year
1501 S Cleveland Massillon Rd	1830	3440 Copley Rd	1893
330 S Hametown Rd	1830	895 S Medina Line Rd	1895
1825 Jacoby Rd	1840	2305 Copley Rd	1895
4671 Ridgewood Rd	1843	1462 Sunnycres Rd	1898
2645 S Hametown Rd	1843	1851 S Cleveland Massillon Rd	1899
1834 Jacoby Rd	1845	1436 S Cleveland Massillon Rd	1900
4816 Ridgewood Rd	1845	1502 S Cleveland Massillon Rd	1900
5104 Medina Rd	1845	2036 Coon Rd	1900
3661 Copley Rd	1846	3512 Copley Rd	1900
2422 S Cleveland Massillon Rd	1847	2849 Summit Rd	1900
552 Rothrock Rd	1848	2192 Coon Rd	1900
4240 Paxton Rd	1848	2005 Copley Rd	1900
2421 S Cleveland Massillon Rd	1850	963 Schocalog Rd	1900
650 Rothrock Circle	1850	2640 Copley Rd	1900
4303 Stimson Rd	1850	2145 S Medina Line Rd	1900
1143 S Cleveland Massillon Rd	1850	2083 S Medina Line Rd	1900
1045 S Medina Line Rd	1852	2254 Copley Rd	1900
3613 Copley Rd	1853	3542 Copley Rd	1900
3456 Copley Rd	1853	1993 Wright Rd	1900
2929 Copley Rd	1854	1807 S Cleveland Massillon Rd	1900
4242 Stimson Rd	1857	2277 Jacoby Rd	1900
2332 S Cleveland Massillon Rd	1858	2323 Jacoby Rd	1900
3018 Ridgewood Rd	1859	3465 Minor Rd	1900
2266 Jacoby Rd	1859	1475 S Cleveland Massillon Rd	1900
2387 S Medina Line	1860	1451 S Cleveland Massillon Rd	1902
2289 Copley Rd	1860	3564 Copley Rd	1902
4434 Minor Rd	1860	2368 S Hametown Rd	1903
1782 S Cleveland Massillon Rd	1860	3533 Copley Rd	1903
4533 Copley Rd	1860	2587 Summit Rd	1903
4140 Ridgewood Rd	1860	1361 Milan Ave	1903
744 Rothrock Circle	1860	3523 Copley Rd	1903
4200 Stimson Rd	1860	1468 S Cleveland Massillon Rd	1904
2256 Boughton Dr	1860	1540 S Cleveland Massillon Rd	1904
3532 Copley Rd	1862	3810 Stimson Rd	1904
852 S Hametown Rd	1862	2682 S Cleveland Massillon Rd	1876
2011 S Cleveland Massillon Rd	1862	2361 S Cleveland Massillon Rd	1910
3672 Stimson Rd	1870	2052 S Cleveland Massillon Rd	1906
2525 S Medina Line Rd	1870	967 Jacoby Rd	1908
1332 Wilson Lane	1870	3503 Copley Rd	1908
3526 Copley Rd	1875	4800 Copley Rd	1909
3518 Copley Rd	1878	2437 Copley Rd	1910
2402 Copley Rd	1878	3430 Copley Rd	1910
626 Rothrock Rd	1880	3830 Minor Rd	1910
3390 Copley Rd	1882	2024 Copley Rd	1911
4234 Adawood Dr	1882	2041 Jacoby Rd	1911
3478 Copley Rd	1883	4053 Stimson Rd	1911
1463 S Cleveland Massillon Rd	1883	4780 Medina Rd	1911
4391 Copley Rd	1885	2176 Copley Rd	1913
3617 Minor Rd	1890	1518 S Cleveland Massillon Rd	1913
1923 S Medina Line Rd	1890	2309 Boughton Dr	1913
978 Schocalog Rd	1890	1165 S Cleveland Massillon Rd	1914
2665 Copley Rd	1890	1488 S Cleveland Massillon Rd	1914
1459 S Medina Line Rd	1890	1761 Marrow St	1917
372 Rothrock Rd	1890	2409 Copley Rd	1918
2540 Copley Rd	1890		
621 S Medina Line Rd	1892		
2408 Wright Rd	1893		

Chapter 3: Background

Copley Township Century Homes Map

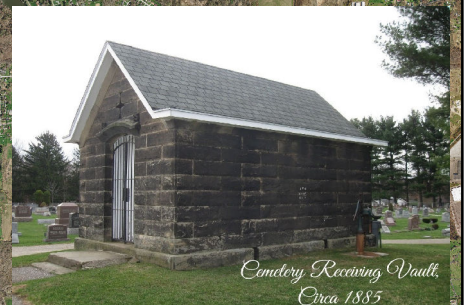
HISTORICAL SIGNIFICANCE



Copley Depot, Circa 1891



Brenner Estates, Circa 1910



*Cemetery Receiving Vault,
Circa 1885*

● Century Homes (116 Total)

■ National Registry of Historic Places (2 Total)

Our Town
Copley
Conserve and Use It

Chapter 3:

Background

Joint Economic Development District JEDD

In 1993, voters of Copley Township approved an agreement with the City of Akron allowing for the formation of the Joint Economic Development District (JEDD). The purpose of the agreement was to halt annexation of Township land and to bring needed water and sewer services to residents in “water poor” areas and to property owners desiring to develop their land for commercial and industrial purposes. Akron’s gains in this agreement were more water/sewer customers and the ability to collect income taxes from persons employed by companies in JEDD areas. Persons living in Copley, but not employed in the designated JEDD areas, do not pay the income tax. The Township benefits because the erosion of the tax base through annexation is halted. In fact some previously annexed areas were returned to the Township after the approval of the JEDD. In 1993, the JEDD was approved for a period of 100 years with two 50 year extensions. Amendments to the agreement have occurred over the years.

Income Taxes

The original JEDD agreement authorized a collection of the income tax at the same rate paid in the City of Akron, which was 2%. In 2003, the voters of the City of Akron approved an increase in the income tax to 2.25%. The original agreement stated that the City was to share 1/3 of the income tax above the original 2%. As of 2018, Copley Township has received approximately \$1,731,850.

1993

2.25%

\$1,731,850

JEDD Established

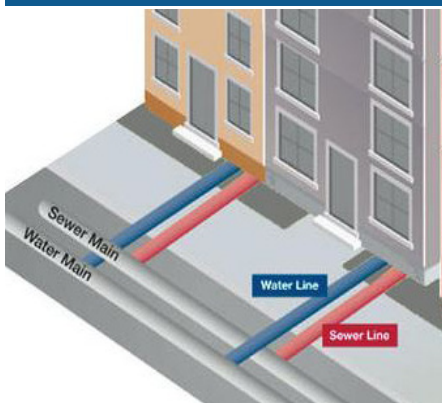
In 1993, voters of Copley Township approved an agreement with the City of Akron allowing the formation of Joint Economic Development District (JEDD).

Income Tax

The original JEDD agreement authorized a collection of the income tax at the same rate paid in the City of Akron, which was 2%. Increases have occurred in 2008 and 2018.

Total Received

As of 2018 Copley Township has received approximately \$1,731,850 in revenue as a result of the JEDD.



Water & Sewer Lines

Over the 13 years that the JEDD has been in place, the City of Akron installed over \$9.5 million dollars of sewer lines and \$11.3 million dollars of water lines in Copley Township.

Water and Sewer Lines



Chapter 3: Background

Joint Economic Development District

COPLEY-AKRON JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD)



Chapter 3: Background

Community Improvement Corporation



In March 2017, the Copley Township Board of Trustees approved the creation of the Copley Community Improvement Corporation and the group's first organizational meeting was held on November 9, 2017. The CIC is a non-profit corporation certified by the State of Ohio and created under Chapter's 1702 and 1724 of the Ohio Revised Code to foster sound development that supports goals identified by Copley Township. The Copley CIC has been designated by the Board of Trustees to act as the Township's official economic development agent for the purpose of advancing, encouraging, and promoting the industrial, economic, commercial, and civic development of Copley Township. As such, the CIC works in concert with the Township to implement its community and development strategies known as Project Building Blocks.

The CIC board membership reflects the breadth and diversity of community and economic development experience that characterizes Copley Township's residents. The CIC includes life-long and more recent Township residents.

A sub-committee appointed by the CIC evaluated the Strengths, Opportunities, Aspirations, and Results analysis that emerged from the CIC's strategic planning process. Grouping together some common items, the committee then organized the CIC's priorities into three themes: the need for a clearer township identity, possible actions and programs to address deteriorating properties and strengthen the local economy, and physical improvements that make Copley a place where people want to visit and live. The CIC board adopted the following framework for its strategic plan:

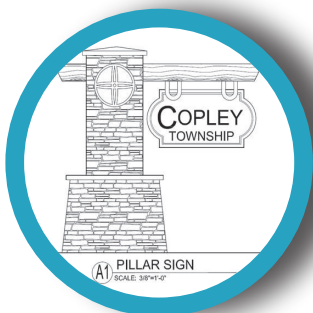


IDENTITY: Project a clear and positive identity of Copley Township

Copley Township's population and geography are diverse. People are often confused as to whether they are in Copley or a surrounding community such as Fairlawn, Norton, Akron or Bath. This confusion is heightened by the fact that the Township is home to four different school districts – Copley/Fairlawn, Revere, Highland and Akron.

COMMUNITY IMPROVEMENT: Provide conditions which lead to economic resiliency

The diversity of Copley Township presents the opportunities of myriad housing choices, large as well as quaint retail establishments, and a demographic and cultural population mix that is unique among Ohio's townships. However, challenges present themselves in the forms of an aging housing stock and gaps in public infrastructure. Future community improvements will need to strategically balance the interests of all stakeholders.



QUALITY OF LIFE: Strengthen the quality of life for those who live, work, and play within Copley Township. A sound approach to development balances economic, cultural, and environmental interests to achieve vibrant communities that meet the needs of a variety of residents, businesses, and institutions. As housing, retail, and development trends evolve, a community must be agile and anticipate future priorities. Providing choices that enhance the quality of life attracts and retains residents and businesses under any economic condition. Forward-thinking communities make adjustments to advance the greater good.

Chapter 3:

Background

Community Facilities



POLICE

The Copley Police Department is a full service professionally trained department. The police facility is located at 1280 Sunset Drive. The parcel is 1.94 acres and consists of a 6,250 square foot building used for administrative purposes and a temporary holding cell and includes a metal utility building utilized for the storage of equipment and parking of police cars. The facility is located in the Industrial District.

The Police Department Facility services 30 police officers who operate on full-time and part-time basis.

In addition to regular police activities, officers also engage in multi-jurisdictional law enforcement activities including Summit County Drug Unit, US Marshall's Violent Fugitive Task Force, Metro SWAT Team and the SWSCOM Dispatch Center from this facility location.



FIRE / EMS

Copley Township Fire and EMS service is a well-equipped, professionally staffed, full-time operation. There are two fire stations in the Township. Station #1 (located on the lower level of the Town Hall) and the Fire Administrative Offices (located on the main level of the Town Hall) are housed at 1540 S Cleveland-Massillon Road. Stony Hill Fire Station #2 is located at 4570 Medina Road west of the Montrose area.

Station #1 is co-located with the Town Hall Administrative Building. Administrative offices and sleeping quarters are located on the lower level of Town Hall and consist of approximately 7,010 square feet. The Fire Bay is connected to Town Hall and consists of approximately 5,800 square feet. There are also several Fire Administrative Offices located on the main level of Town Hall.

Stony Hill Fire Station #2 is located at 4570 Medina Road west of the Montrose area. The Station is located on 3.7 acres of land and consists of a 12,493 square feet facility building which houses office, sleeping quarters and a Fire Bay. Station #2 is co-owned by the Copley Township Board of Trustees and the Bath Township Board of Trustees.

Both stations are located in districts zoned Residential-Medium Density.

Chapter 3: Background

Community Facilities



SERVICE

The Copley Township Service Department is responsible for maintaining administrative and maintenance related buildings, Township Cemeteries, the Township Recycle Center, and the Copley Community Park.

The Service Administrative Building is located behind the Copley Town Hall located at 1540 S. Cleveland-Massillon Road. The building consists of approximately 8530 square feet and houses administrative offices, storage and a maintenance area.

A 1500 square foot storage building, storage yard and salt facility are located at 2777 Copley Road. The 4.51 acre parcel is also home to the Copley Depot & ACY Caboose, which is a 656 square foot museum managed by the Copley Historical Society.

The Service Department oversees three publicly managed cemeteries in the Township. The Service Director acts as the Cemetery Sexton and the service department personnel assist in burials, veteran burials, genealogy searches and maintaining the Township cemeteries.

The Copley Township Cemetery was established in 1820 and over the decades has grown into the present 9.5 acre site of today. It consists of 9 sections, 56 blocks, 1842 burial lots which provide for 6507 individual graves. There is also a private section with 98 graves, a Veterans Memorial Section with 369 graves, and a newly installed columbarium with 300 niches for a total of 7274 individual graves. It is the only active cemetery still performing burials in the township.

The Montrose Cemetery is a half-acre site and is located just south of Medina Road (State Route 18). The Stimson Cemetery is a one-quarter acre site located on South Hametown Road just north of Stimson Road. Both are historical cemeteries and closed for burials.

The Copley Township Recycle Center is co-located at 1280 Sunset Drive with the Police Department. The Recycle Center consists of a comingle container, an aluminum cans only container, and paper/cardboard containers.

Copley Township does not have a Parks and Recreation Department; therefore, Service Department employees maintain the park, and schedule pavilion rentals and use of ball fields.

Service Department personnel also maintain Copley Square and assist with the Heritage Day festival each year. Copley Square is 1.81 acres of publicly owned land located east of Cleveland-Massillon Road and rounded by Copley Road. A 328 square foot gazebo is situated at the center of the Square.



SCHOOLS

Most children in Copley Township attend the Copley-Fairlawn School District. However, small portions of the Township are in three other school districts; Revere, Highland and the Akron Public School District.

The following public schools are located in Copley Township:

Arrowhead Elementary School is located at 1600 Raleigh Blvd. and consists of 15.37 acres of land including a playground and outdoor soccer and baseball fields open to residents of the Township.

Copley-Fairlawn Middle School is located at 1531 S. Cleveland-Massillon Road and consists of 21.54 acres including a playground, outdoor baseball and football/soccer fields, and a walking track open to the residents of the Township.

Copley-Fairlawn High School is located at 3807 Ridgewood Road and consists of 56.33 acres including an indoor swimming pool, outdoor football/soccer and baseball fields, and a walking track open to residents of the Township. The Copley-Fairlawn School District Board of Education offices are co-located at the High School.

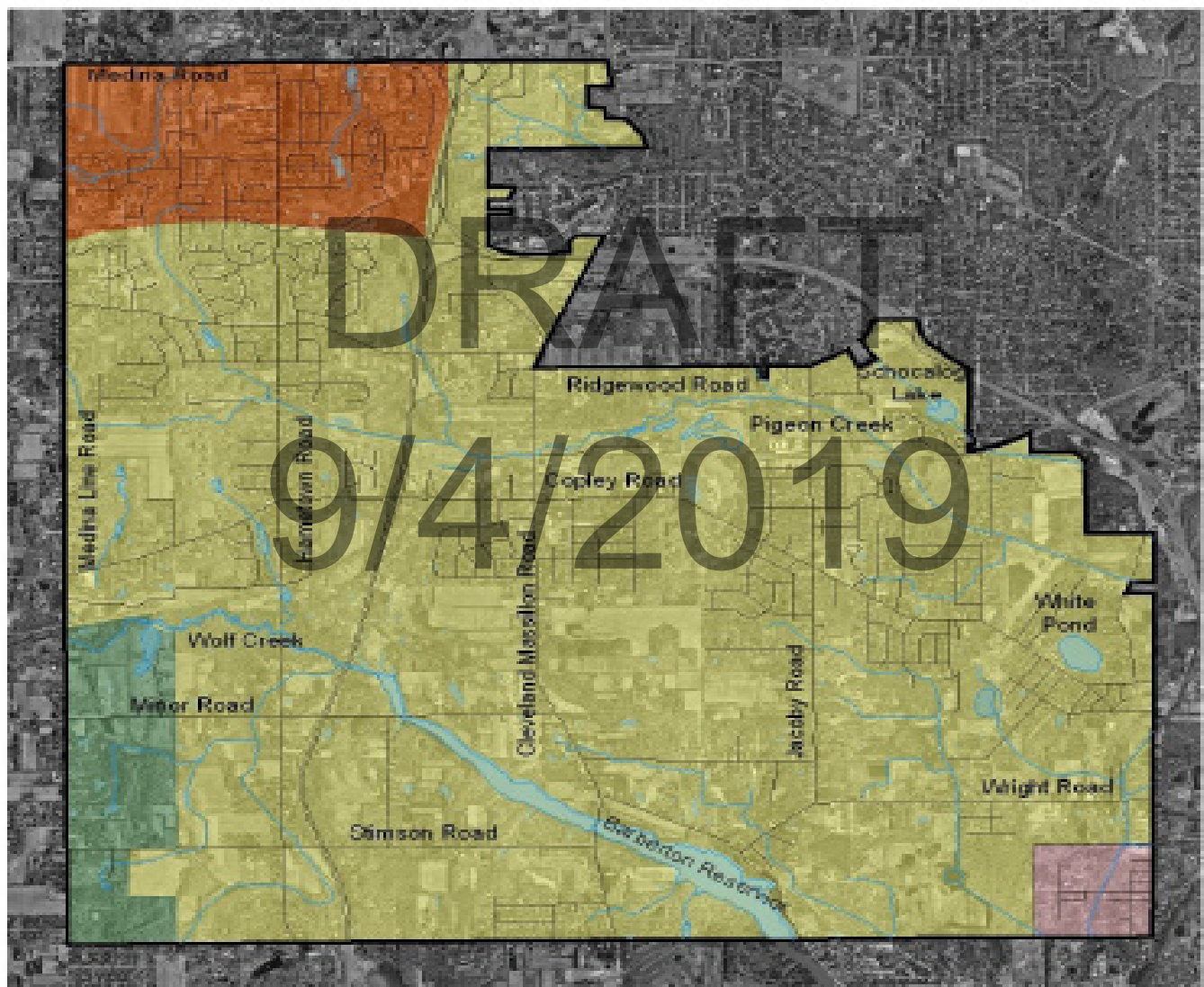
Additionally, the Copley-Fairlawn City Schools Bus Depot is located in Copley Township. The Copley-Fairlawn City Schools Bus Depot is located at 3395 Trumbull Avenue and consists of 6.4 acres.

Chapter 3:

Background

Community Facilities

Map School Districts



Source: Summit County Fiscal Office
Projection: State Plane Ohio North NAD83

School District

-  Akron City School District
-  Copley Fairlawn School District
-  Highland Local School District
-  Revere Local School District

Chapter 3:

Background

Transportation

Access Management



Access management is the practice of limiting curb cuts to major roads to prevent conflicting turning movements and maintain safe traffic flow. The Ohio Department of Transportation (ODOT) has authority for restricting access to state highways. According to ODOT, poor access management can reduce highway capacity to 20% of its design. Delay is as much as 74% greater on highways without access management. Many accidents are driveway and intersection related.

Proposed Transportation Improvement Plans

Akron Metropolitan Transportation Survey (AMATS) 2030 Regional Transportation Plan Recommendations include additional through lanes, reconfigure access, operational improvements, and freeway management system in Copley Township along State Route 18, Interstate 77, and Cleveland-Massillon Road. These proposed improvements are only part of the study at this time.

Transportation Projects

The following transportation projects have been completed in the Township since 2009.

- State Route 18 between S. Hametown Road and I-77 - ODOT completed the improvement project where two lanes were added - one westbound and one eastbound. An additional lane was added to the State Route 18 eastbound to I-77 south entrance ramp. State Route 18 repaved from Medina Line Roads to I-77 southbound entrance ramp.
- Cleveland Clinic/Edwin Shaw Rehab facility built on the north side of State Route 18 west of Akron General Medical Center facility. Curb cut for entrance/exit drive on north side of State Route 18 allowed but delineators were installed to prevent eastbound entry and eastbound exit from the facility to prevent accidents from turning maneuvers across three busy lanes of traffic.
- Designated left turn lane from State Route 18 westbound to S. Hametown Road was created.
- Widening of I-77 to three lanes in both directions from State Route 21 to State Route 162 Copley Road has been completed.

The following transportation projects are ongoing as of 2019 in the Township.

- The turn lanes for Cleveland-Massillon and Ridgewood are slated for the summer of 2020.
- The turn lanes for Cleveland-Massillon and Copley Road are ongoing.
- Re-pavement projects for State Route 162.
- Widening of Cleveland-Massillon Road from State Route 18 to I-77 currently scheduled for 2020.

Transportation projects completed in the Township are a result of collaboration among the Copley Township Service Department, the Ohio Department of Transportation and Summit County.

Chapter 3:

Background

Farmland

Most of Copley Township is prime farmland according to the Summit County Soil Survey. Prime farmland is based on potential farmland productivity which is primarily dependent on soil inherent quality and soil management, and is often expressed in terms of land capability, suitability and expected yield. These interpretations involve predictions about soil behavior or attributes that are based largely on a known or obtainable set of soil properties that are maintained or predicted for each kind of soil.

The impact that elevated land values have on reducing the profitability of farming has become a critical issue associated with farmland protection concerns throughout the state. The price of agricultural land for development use is in stark contrast to land for agricultural use. In this case, land value for future development is not determined by the land's agricultural worth. Land value is, instead, often determined by its location. Its value comes from *where it is, rather than its physical productivity*.

Given the farmland already lost, the need for genetic diversity and the need to become less dependent on fossil fuels transporting our food to market, local farming will be critical to future generations. Farmland is first and foremost a business; and the bottom line is profitability. Sustainable niche farming can create job opportunities and keep dollars circulating in the community. The entrepreneurial success of these farms is direct marketing food to consumers and developing cottage industries with unique products and services.



Because Ohio's agricultural sector is changing, many farmers have searched for alternative farm based enterprises such as agtourism and the associated different methods of producing and marketing their products. Some farmers have been able to make this shift, creating farmers markets. According to the Center for Agriculture and the Environment, effective farmland policies tend to incorporate the basic premise that farms are more than just land. Successful programs leave the initiative with the farmer.

The Township supports working farms to the extent that if a development was proposed to be built on a contiguous lot or close to it, the farm use would not be required to change to accommodate a proposed development including but not limited to dust, manure smell or spreading, fertilizer, animal noises, corn horns.



According to the 2016 Community Perspective Survey, Copley residents value open space and rural character and support policies which manage growth in the Township. Copley has 2,763 acres (20%) of land classified as agriculture according to the Summit County Fiscal records. Parcels were sorted for Current Agricultural Use Value (CAUV). However, not all parcels may actually be used for farming.

The Current Agricultural Use Value (CAUV) Program is a financial tool for property tax purposes, farmland devoted exclusively to commercial agriculture may be valued according to its current use rather than at its "highest and best" potential use. By permitting values to be set well below true market values, the CAUV normally results in a substantially lower tax bill for working farmers.

Chapter 3:

Background

Working Farm Table

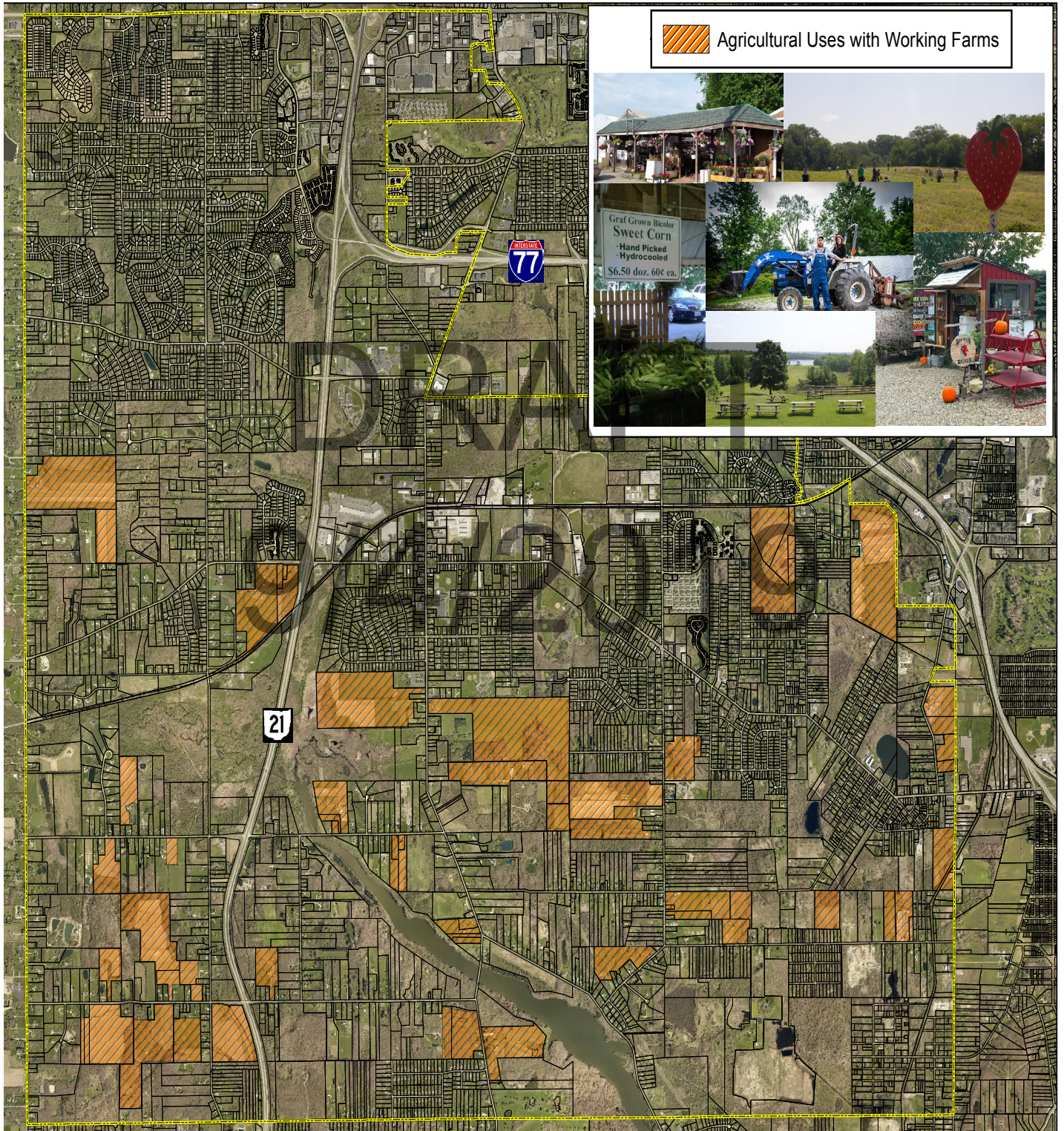
Copley Township is home to over 30+ working farms who are actively utilizing their land for agricultural purposes including organic produce and small-family heritage farms. Family farms in Copley Township promote the preservation and economic sustainability of their land through innovative partnerships with conservancies, wineries, nurseries and event centers.

FARM	ACREAGE	USE
ARNOLD	45+	SOYBEAN, CORN
BENDER	46+	PRODUCE
BETTS	50+	FIELD CORN, SOYBEAN
BOUGHTON	90+	PRODUCE
COX	40+	FIELD CORN - GRAIN
DIETRICH	47+	HAY, HORSES
DUNCAN (KUCCHAR)	84+	CORN, HAY
DUNKLER	37+	PRODUCE
GRAF	28+	PRODUCE
HARP	22+	TREE NURSERY
JACOBS HERITAGE FARM	24+	LIVESTOCK, HAY, HONEY
JANET ROHRER	26+	CORN, HAY, PRODUCE
KOCSIS	52+	CORN, HAY
LONESOME PINE FARM FAMILY (PART OF THE WESTERN RESERVE CONSERVANCY)	118+	HAY, CORN, SOYBEAN, SUNFLOWERS
PARKER	57+	HAY, LIVESTOCK
PETRANIC	30+	HAY, LIVESTOCK
ROESNER	44+	CORN, HAY, LIVESTOCK
ROTILLI	102+	CORN, HAY, LIVESTOCK
RUBBER CITY PARTNERS	114+	TREE NURSERY

Chapter 3:

Background

Working Farm Map



Chapter 3:

Background

Public Green Space/Trails & Greenways



Public Green Space

Copley Township currently has two public parks maintained by the Township: Copley Community Park (“Park”) and the Copley Square (“Square”). The Park consists of 93 acres and provides the single largest public greenspace within the Township. The Park offers visitors access to trails, rental pavilions, athletic fields, playgrounds, pond, wetlands and other scenic environmental features. Thousands of visitors take advantage of the Park annually.

The Square is located in the center of the Township and was created in 1831 by a land donation from Gardiner Greene and his wife Elizabeth Greene of Boston Massachusetts. The Square has been used for years as a public place for concerts, festivals, farmers market, and a local gathering.

The community’s public schools provide additional active recreation fields that can also be used by the residents. These facilities, while heavily used, are available to the school’s first and local sport leagues second. Copley currently offers limited public access areas for passive and informal use.

Copley Township is also within the Summit Metro Parks District. Yet, there are currently no regional parks served by Summit Metro Parks in the Township. That said, Summit Metro Parks is interested in establishing a park presence in the Township. In particular, it has looked at the Barberton Reservoir as a potential site.

Future Public Green Space

In 2004, EnviroScience completed a watershed study and natural areas evaluation of Barberton Reservoir and Nature Preserve in Summit County, Ohio for the City of Barberton and Summit Metro Parks. The study evaluated the overall health of the Wolf Creek watershed draining into the Barberton Reservoir and assessed the integrity of the natural areas of the preserve. The study included a comparison of past and current reservoir conditions as well as a comparison of land use changes to estimate possible causes of degradation and recommend protective measures.

The development of a park system is directly related to population size and the resident’s recreation demands. In rural areas, open space seems abundant, and the need for programmed recreation areas to support smaller populations is usually not a community priority. However, as land quickly develops, this trend changes as does the population and scarcity of open space.



Chapter 3:

Background

Public Green Space/Trails & Greenways

Future Public Green Space

The community needs to balance the opportunity to preserve high quality open space and recreation amenities with the funds needed to support a park system. Analyzing community recreation needs through a systems approach can provide an effective framework for a comprehensive public recreation and open space system. One way to quantify the active and passive recreational infrastructure needed to satisfy a community's recreation demand is to determine a community's "level of service".

The level of service in an individual community reflects the acreage (area), or facilities needed to accommodate the community's current demand. More specifically, the level of service provides a general outline relating active/passive recreational facility development (e.g., playground, baseball field) with population levels. For example, the recommended level of service for a one-mile exercise path is to service 2,147 residents. While population size and demand determine the location of a park, the level of service should influence the individual park's size, facilities and design. For example, a park design could include features such as playgrounds, soccer and baseball fields, basketball courts and trails. The inclusion of these features into the park design directly reflects the community's level of service (the recommended amount of inhabitants needed to legitimize the feature's development) and recreation demand. Level of service is not only important because it helps a locality plan an appropriate park location, size and features, it also enables the locality to budget for park maintenance and park improvements. In addition to level of service, connections to existing parks, institutions, and neighborhoods also determine park size and location. Most importantly, we need to analyze the proximity, demand, and classifications of parks in relation to the overall community.



The table shows the park classifications based on park acreage and the National Recreation and Parks Association (NRPA) recommended park to population ratio. The table shows Copley's parks. While this is more of a litmus test than a hard rule, these standards provide a guide to determine the community's "level of service" to other communities. One way to analyze parks is to classify the different types. NRPA breaks parks into three park classifications: **mini parks, neighborhood parks, community parks**. Local and regional park systems as well as school facilities should include a combination of the three park classifications.



A "**mini park**" is a park that is less than one acre. They are usually developed to address limited, isolated or unique recreational needs. This type of community park is the basic unit of any park system - it's purpose is to create a recreational and social focus for an individual neighborhood, while also providing the community with active and passive recreational opportunities.

"**Neighborhood parks**" range from 1 to 25 acres. They are usually designed to serve a population of up to 5,000, but in many instances even more people are served. These parks require 1 - 2.5 acres per 1,000 population served. Neighborhood parks should be 5 - 24 acres in size, although many times they are smaller. The neighborhood park typically provides recreational facilities such as

Chapter 3:

Background

Public Green Space/Trails & Greenways

Future Public Green Space



courts, craft facilities, playground apparatus, picnic tables/shelters, and space for quiet/passive activities. The service radius for a neighborhood park is one-half to one mile. Parks should be easily accessible from a neighborhood through safe walking and biking access. Parking may or may not be required. Where feasible the activity areas are balanced between quiet/passive activities and active play. This type of park may be developed as a school/park or community center facility.

The **“community park”** is a park area that is larger than 25 acres. The community park functions on a different level than the neighborhood park in that the community park’s goal is to not only meet community-based recreation needs, but also preserve open spaces and landscapes. Finally, a local system integrates the three park types and their individual functions. The NRPA recommendation reflects recreational acreage per 1,000 community residents.

Table: Suggested Park Area to Population Ratio Standard

	Suggested park size at NRPA standards	NRPA suggested ratio, total acres/1000 population	NRPA quantity recommended based on Copley population (17,000)
Mini Parks	<1 acre	0.5	8.5 acres
Neighborhood Parks	1>acres<25	2	34 acres
Community Parks	<25 acres	8	136 acres
Min. Total Local System	N/A	10.5	178 acres

Table: Park Area in Copley Township

	Park Classification	NRPA Ratio, Total Acres/1000 Population
Copley Community Park	Community Park - 93 acres	5.4 Based on quantity recommended, Copley Township has 68% of total recommended community park space.
Copley Square	Mini Park - 1.81 acres	0.1 Based on quantity recommended, Copley Township has 21% of total recommended mini-park space.

Chapter 3:

Background

Public Green Space/Trails & Greenways

Future Public Green Space

Table displays the level of service standards and the area needed for the design of a certain park facility/amenity. This table illustrates the relationship between the recreational demands of a local population to the area needed for that expressed demand.

Table: Minimum Local Level of Service and Area Needed for Active Recreational Park Areas

Recreational Feature	Minimum Local Service Requirement National Recreation Parks Association (NEPA) #/population	Area or Number Needed (based on 17,000 population)
Picnic Shelter Areas	1/2,000	8.5
Children's Playgrounds	1/3,000	5-6
Mile of Exercise Paths	1 mi /2,000	8.5 miles
Tennis Courts	1/4,000	4
Baseball/softball Fields	1/5,000	3
Basketball Courts	1/3,000	5-6
Volleyball Courts	1/3,000	5-6
Soccer Fields	1/10,000	1-2
Total acres rec./Population	6.25 - 10 ac/1,000	106-170 acres

As illustrated throughout this chart, Copley Township, with 94 acres, is short of the NRPA suggested ratio of total park acreage per 1,000 residents and therefore our residents are under-served when it comes to parks.

According to Walk Score, The Copley Township Square area scored 30 out of 100 as a walkable neighborhood and 41 out of 100 on bike score. Therefore, the area is dependent upon the automobile and bike infrastructure is almost minimal.

According to Walk Score, the following characteristics make a walkable area:

- **A Center:** Walkable neighborhoods have a discernable center, whether it's a shopping district, a main street, or a public space.
- **Density:** The neighborhood is dense enough for local businesses to flourish and for public transportation to be cost effective.
- **Mixed income, mixed use:** Housing is provided for everyone who works in the neighborhood: young and old, singles and families, rich and poor. Businesses and residences are located near each other.
- **Parks and public space:** There are plenty of public places to gather and play.
- **Accessibility:** The neighborhood is accessible to everyone and has wheelchair access, plenty of benches with shade, sidewalks on all streets, etc.
- **Well connected, speed controlled streets:** Streets form a connected grid that improves traffic by providing many routes to any destination. Streets are narrow to control speed, and shaded by trees to protect pedestrians.
- **Pedestrian-centric design:** Buildings are placed close to the street to cater to foot traffic, with parking lots relegated to the back.
- **Close schools and workplaces:** Schools and workplaces are close enough that most residents can walk from their homes.

Chapter 3:

Background

Public Green Space/Trails & Greenways

Greenways & Trails

Currently, there are no regional or Township trails or bikeways in the Township. Some developments have included sidewalks and trails within the development, but they are not connected to a larger system.

Summit County has identified, in its Trails & Greenway Master Plan, greenway corridors along Pigeon Creek and Schocalog Run. In addition, trails have been identified around the Barberton Reservoir and along portions of Wolf Creek. The purpose of the Summit County Trail and Greenway Plan is to preserve greenways, to protect wildlife habitat and open space, and provide recreational, educational, and alternative transportation opportunities. It creates an infrastructure of multi-use trails along utility corridors that are connected to adjacent parks and nature preserves and makes available a system of adjoining and extensive trail mileage for hiking and biking.

In recent years, Copley has pursued the land acquisition of environmentally sensitive lands primarily within the Little Farms neighborhood. The properties are being purchased in partnership with the Summit County Land Bank with the end goal of utilizing the land for public greenspace and flood retention initiatives. Early efforts have led to becoming grant recipients of the 2017 Little Farms Active Recreational and Transportation plan (the “Plan”). The Plan takes an inventory of existing Township owned land along with partnerships with nearby land stewards such as the University of Akron and the Akron Rugby Club. Efforts are ongoing for the future expansion and implementation of the Little Farms Active Recreational Plan.

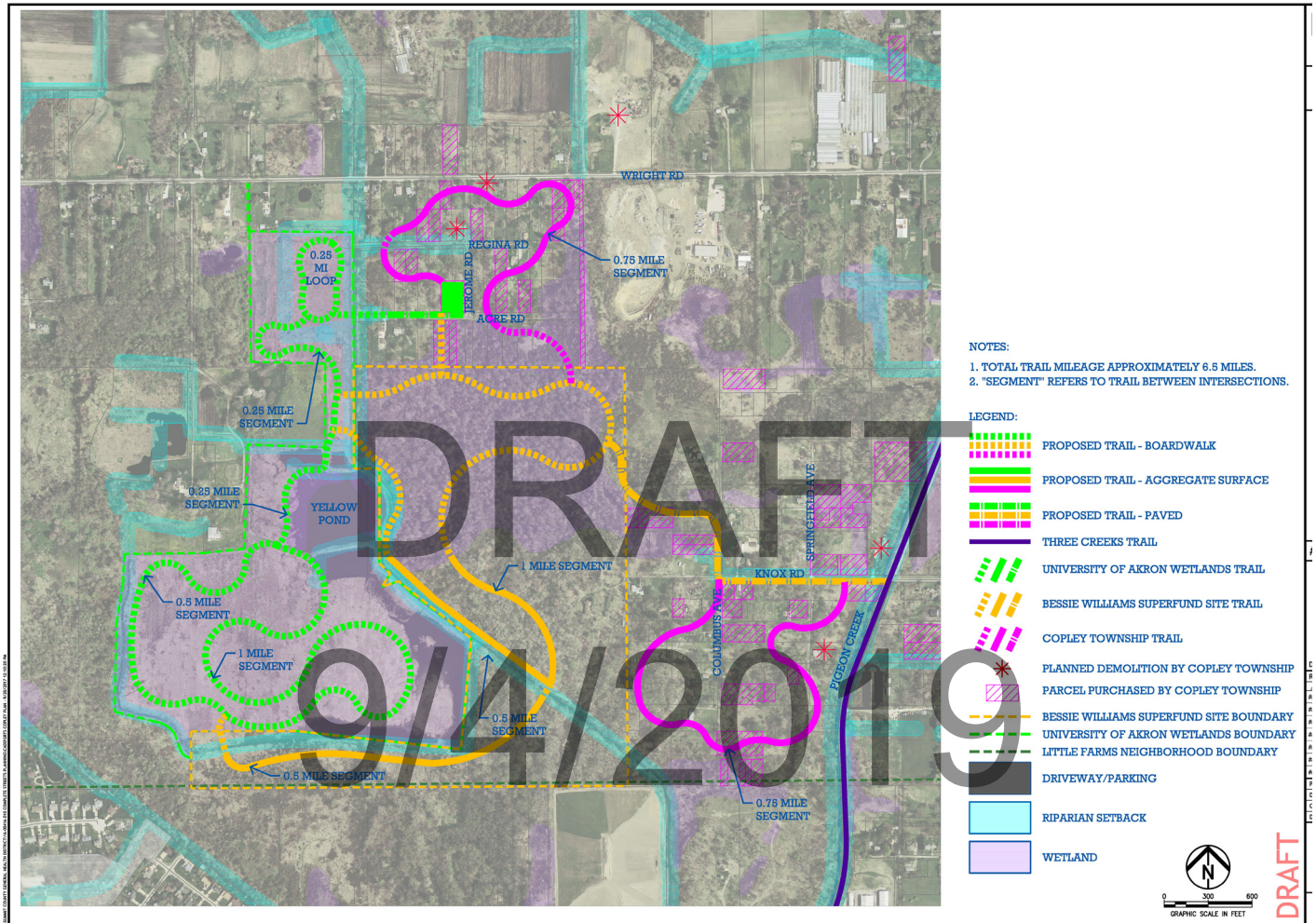


Chapter 3:

Background

Public Green Space/Trails & Greenways

Proposed Little Farms Active Recreational Plan



Chapter 3:

Background

Public Green Space/Trails & Greenways

Summit County Trails Plan



C The Wolf Creek/Pigeon Creek Trail

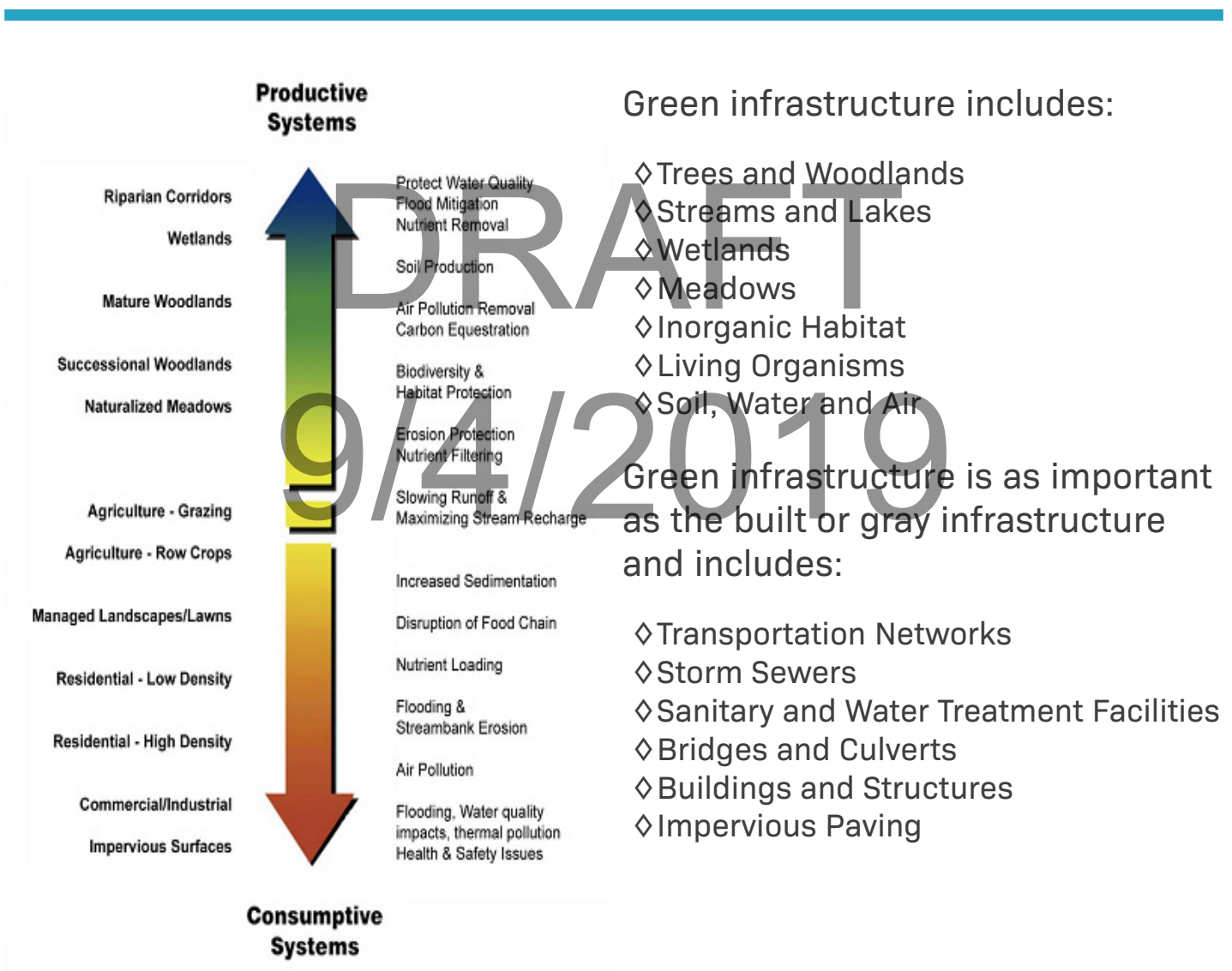
A proposed regional trail spanning 13 miles, beginning in the City of Barberton and heading north to the City of Fairlawn. Property is being acquired and a feasibility study has been completed.

Chapter 4:

Environmental Conditions

In 2007 Copley Township conducted an environmental analysis to provide a basis for wise land use regulation decisions. Baseline data and analysis regarding existing environmental conditions are intended to inform the planning process and serve as a base line for environmental planning.

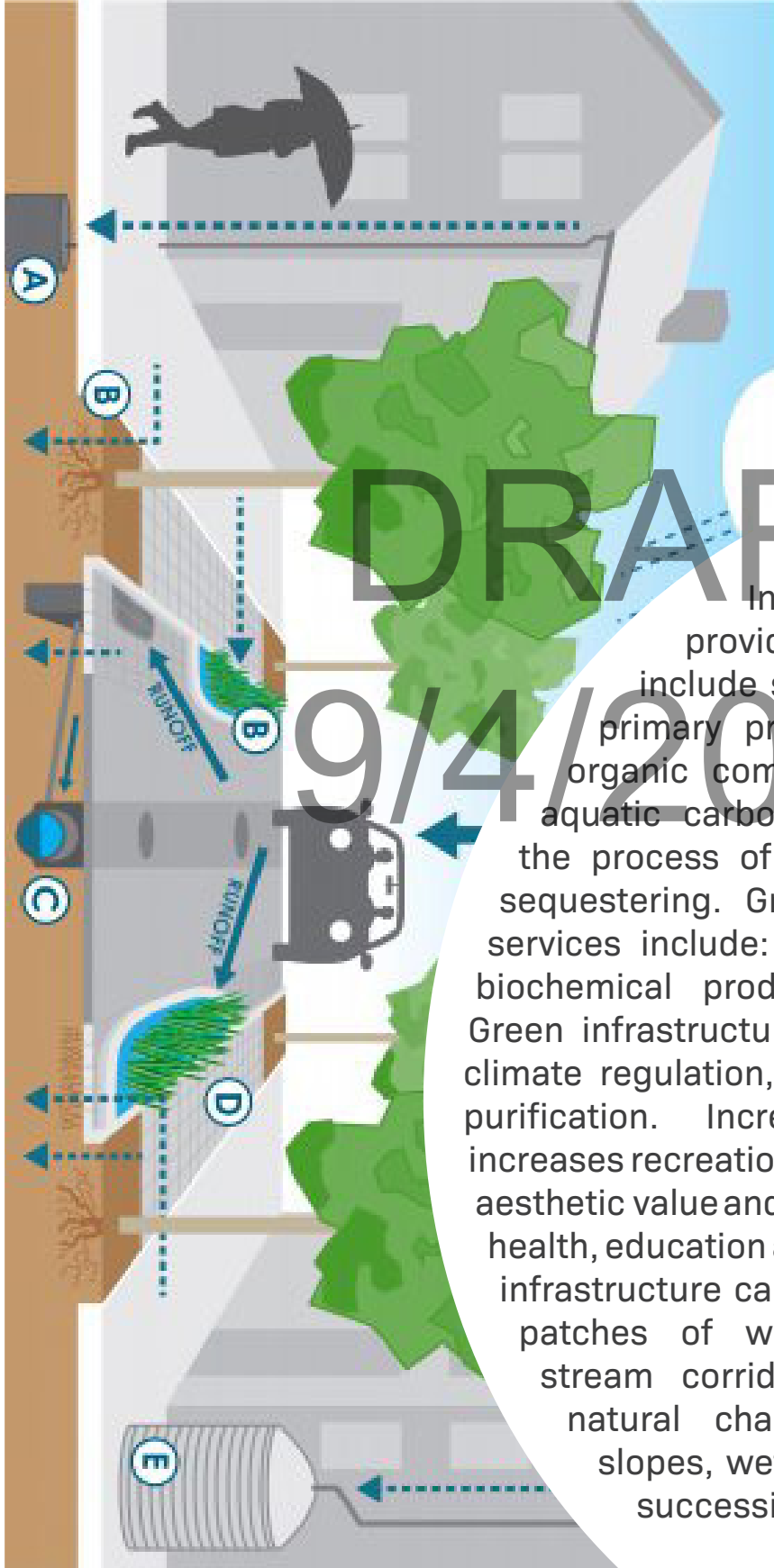
Preservation and restoration of green infrastructure within communities is essential to maintaining natural ecological processes that impact air and water resources, habitat and species diversity.



Land is either a net **producer** of eco-benefits or a net **consumer** of eco-benefits.

Chapter 4:

Environmental Conditions



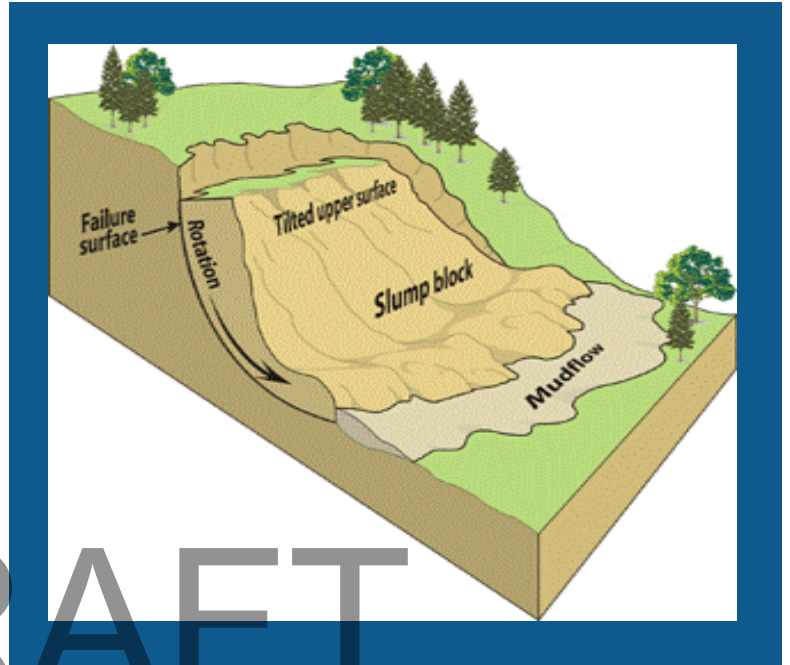
According to the World Resource Institute (2003), services provided by green infrastructure include soil formation; nutrient cycling; primary production - the production of organic compounds from atmospheric or aquatic carbon dioxide, principally through the process of photosynthesis - and carbon sequestering. Green infrastructure provisioning services include: food, fresh water, fuel, fiber, biochemical production and genetic stability. Green infrastructure regulating services include: climate regulation, disease regulation and water purification. Increasing green infrastructure increases recreation and ecotourism opportunities, aesthetic value and many social benefits related to health, education and individual well being. Green infrastructure can include large, interconnected patches of woodland and interior forest, stream corridors with indigenous habitat, natural channels, flood plains, riparian slopes, wetlands, and even successional areas.

Chapter 4:

Environmental Conditions

Land Cover

The most recent available satellite imagery dates back to 1994. Although dated, it can be used for planning purposes to identify general patterns of developed/undeveloped areas. The dataset illustrates conditions across Copley. Within certain limitations, land cover datasets are useful in determining general areas such as canopy cover. The category of agriculture/open space, however, is misleading as it includes land lot development. Map and Table show land cover data developed from ODNR 1994 satellite imagery.



Topography - Steep Slopes

While only two percent of Copley Township has slopes over twelve percent (12%), vegetated steep slopes are an important natural resource to be preserved because any significant disturbance to the hillside's environment may result in: landslides or land instability, unacceptable alteration in the drainage patterns, and loss of scenic value. When development takes place on or near steep slopes, vegetation cover is greatly reduced. Loss of this vegetative cover on steep terrain significantly increases soil instability, and thus the risk of erosion. Soil erosion and sedimentation into waterways pose several threats to public health and safety, which are difficult and expensive to correct. Property damage is commonly associated with development on steep slopes. Soil erosion and sedimentation into nearby waters increase the potential for flooding. Copley Township works to manage development in steep slope areas.

Land and Vegetation Cover

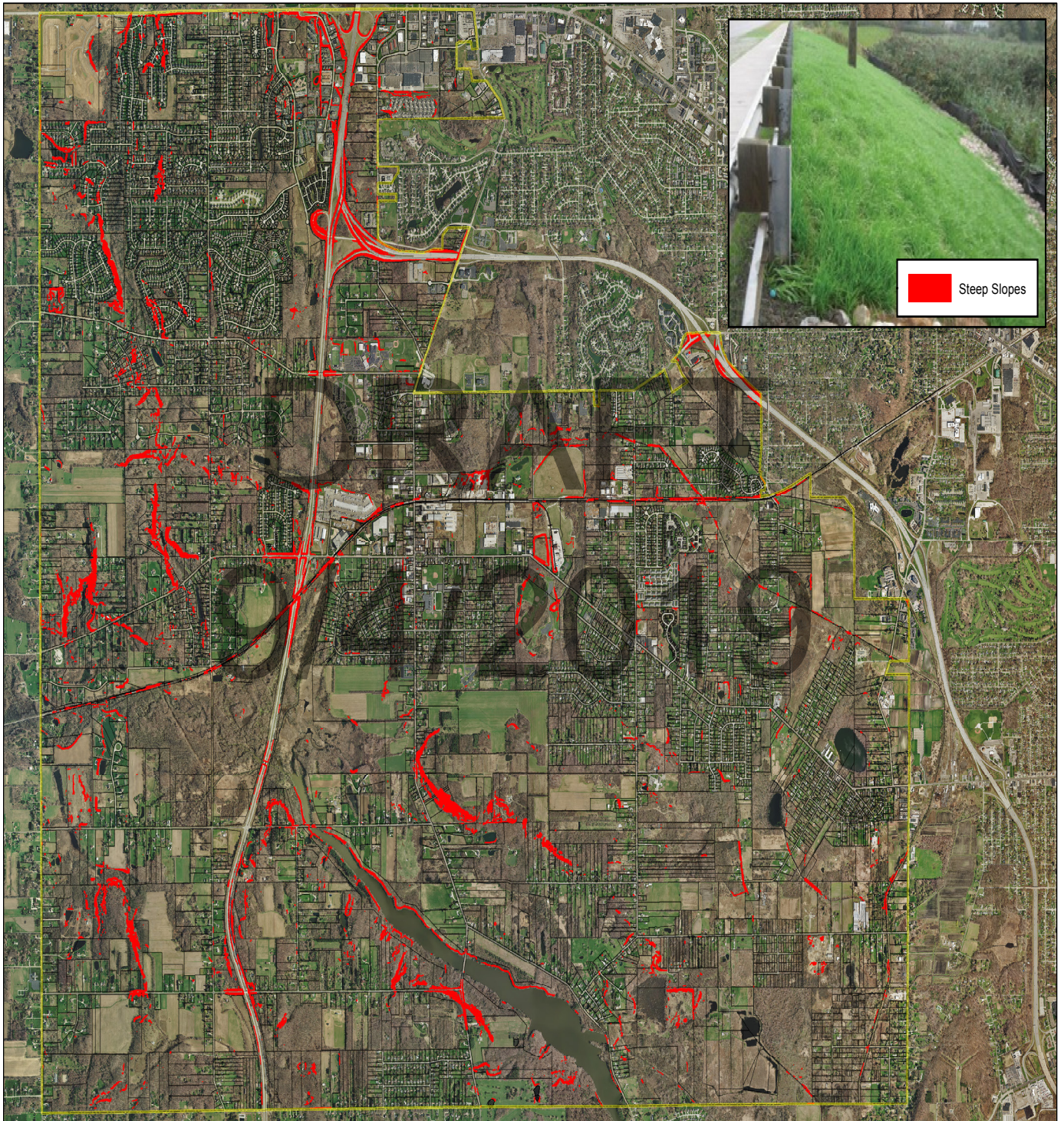
TYPE OF LAND COVER	% of Township
Wooded	54%
Non-Forested Wetlands	4%
Scrub/Shrub	<1%
Agriculture/Open Space	33%
Urban	8%
Open Water	1%

Source: ODNR 1994

Chapter 4:

Environmental Conditions

Steep Slopes Map



Chapter 4:

Environmental Conditions

Watersheds

A “watershed” is defined as an area of land within a drainage divide from which precipitation (rain & snowmelt) drains via gravity to a body of water. All water on land eventually drains into a stream, river, pond or lake. This land area that drains into a particular stream or river is called a watershed.

A watershed is a dynamic system that includes land, soils, plants, wetlands, water bodies, land cover and people. These factors all affect the water flowing down through the watershed to the streams and rivers, influencing flooding, erosion, water quality, water temperature and habitat. A 2004 watershed study of the Wolf Creek and natural areas evaluation of Barberton Reservoir and Nature Preserve suggested that Copley and other communities in the watershed should be encouraged to further define general concerns and issues regarding growth and change, developing a series of alternative benchmarks, indicators, and options that could guide future development. A realistic combination of resource protection measures should be considered for implementation. The Table and Map below show watersheds delineated by Ohio Department of Natural Resources (ODNR) and subwatersheds delineated in the Summit County Natural Resource Study.



Barberton Reservoir

Watersheds in Copley

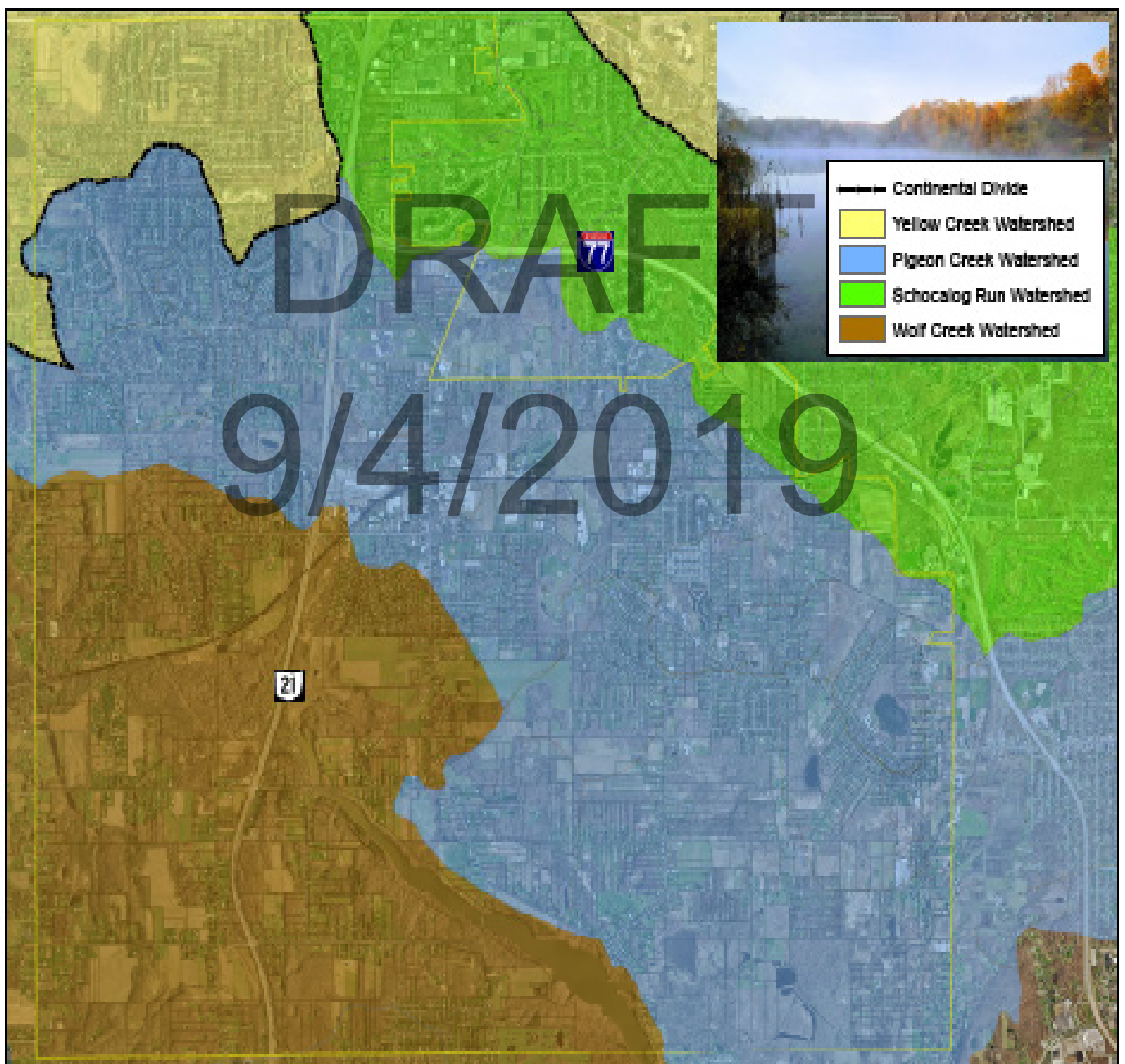
Basin	Watershed	Size of the Watershed (Acres)	Copley's Percentage of Watershed	Percentage of Township
Tuscarawas River	Pigeon Creek	10,705	67%	54%
	Schocalog Run	5,224	14%	5%
	Wolf Creek (Barberton Reservoir only)	24,976 (18,626)	18% (24%)	34%
Cuyahoga River	Yellow Creek	19,863	5%	7%

Chapter 4:

Environmental Conditions

Watershed Map

As smaller streams come together and form larger rivers, their associated watersheds also join. In this manner, Pigeon Creek, Schocalog Run and Wolf Creek are part of the larger Tuscarawas River watershed, which is part of the Ohio River drainage basin. Yellow Creek is part of the Cuyahoga River watershed, which is part of the Lake Erie drainage basin. The continental divide runs through Copley between the Ohio River and the Lake Erie basins. Most of Copley drains into the Ohio River.



Chapter 4:

Environmental Conditions



Surface Waters

Watercourses are defined as any perennial, ephemeral, or intermittent stream, river, or creek with a defined bed and bank that flows through or borders a landscape. An ephemeral stream is dry except during and shortly after rain/melt events. An intermittent stream is frequently flowing but with seasonal dry periods. A perennial stream is permanently flowing. Streams support a vast array of organisms and are important components of a number of inter-related ecological processes. It is important to protect watercourses for the following reasons:

- Stormwater runoff and flood prevention are more easily accommodated by the presence of healthy streams, thereby protecting private property from flood damage.
- Aquatic and terrestrial wildlife habitat can be supported through forested buffers, and by shading water which moderates temperatures.
- Water quality is enhanced by filtering storm runoff and chemicals through forested buffers and riparian areas.
- Passive recreational opportunities are supported by natural corridors such as streams.

Chapter 4:

Environmental Conditions

Surface Waters

The following table shows water quality designations for water bodies and watercourses in Copley. A given water quality designation does not necessarily reflect existing conditions or imply that it has been thoroughly sampled by the Ohio Environmental Protection Agency (Ohio EPA). Ohio EPA defines the following use designations:

1. Warmwater Habitats (WWH) are waters capable of supporting and maintaining a balanced, integrated, adaptive community of warmwater aquatic organisms having a species composition, diversity, and functional organization comparable to the 25th percentile for identified reference sites within each of Ohio's ecoregions.
2. Exceptional Warmwater Habitats (EWH) are capable of supporting and maintaining a balanced, integrated, adaptive community of warmwater aquatic organisms having species composition, diversity, and functional organization comparable to the 75th percentile for identified reference sites within each of the state's ecoregions. All lakes, ponds, and reservoirs except upground storage reservoirs¹ are automatically designated EWH.
3. Public Water Supplies (PWS) are waters that, with conventional treatment, are suitable for human intake meet federal regulations for drinking water. All publicly owned lakes and reservoirs, with the exception of Piedmont Reservoir, and all privately owned lakes and reservoirs used as a source of public drinking water or emergency water supply, are automatically designated PWS.
4. Agriculture Water Supplies (AWS) are suitable for irrigation and livestock watering without treatment.
5. Industrial Water Supplies (IWS) are suitable for commercial and industrial uses, with or without treatment. Criteria for the support of IWS designation varies with each type of industry.
6. Primary Contact Recreation (PCR) during the recreation season is suitable for full-body contact recreation such as, but not limited to, swimming, canoeing and scuba diving with minimal threat to public health as a result of water quality. All lakes, ponds, and reservoirs, except upground storage reservoirs and lakes and rivers meeting the definition of Bathing Waters, are designated Primary Contact Recreation waters.

¹ Upground Storage Reservoirs are formed by artificial barriers on two or more sides and which impound water or liquefied material pumped or otherwise imported from an exterior source. Lagoons are considered upground reservoirs. They are automatically designated Warmwater Habitats.

Chapter 4:

Environmental Conditions

Water Quality Designations for Copley

Waterway	Ohio EPA River Code	Aquatic Life Habitat Use Designation	Water Supply Use Designations	Recreational Use Designations
Cuyahoga River Watershed				
Yellow Creek <ul style="list-style-type: none"> RM 1.5 to mouth All other segments 	19-021	WWH, SRW WWH	AWS, IWS AWS, IWS	PCR PCR
Tuscarawas River Watershed				
Wolf Creek <ul style="list-style-type: none"> Akron-Wadsworth Rd (RM 6.4) to mouth At RM 5.12 All other segments 	17-540	MWH WWH, PWS WWH	AWS, IWS AWS, IWS AWS, IWS	PCR PCR PCR
Pigeon Creek <ul style="list-style-type: none"> Jacoby Rd (RM 5.2) to mouth All other segments 	17-543	MWH WWH	AWS, IWS AWS, IWS	PCR PCR
Schocalog Rd	17-544	WWH	AWS, IWS	PCR
Waterbodies				
Barberton Reservoir	OH10 28-367	EWB	PWS	PCR
Black Pond	-	EWB	PWS	PCR
Yellow Pond	-	EWB	PWS	PCR

Sources: Ohio Environmental Protection Agency Division of Surface Water, Appendices to the Year 2000 Ohio Water Resource Inventory (305 (b) Report), Ohio Environmental Protection Agency Division of Surface Water State of Ohio Water Quality Standards Chapter 3745-1 of the Administrative Code.

Chapter 4:

Environmental Conditions

Riparian corridors within Copley were delineated based on Summit County GIS Mapping Resources. The riparian corridor includes all floodplains, steep slopes, and wetlands adjacent to streams or within the floodplains. The top of the valley slope was used as the riparian boundary in areas with well-drained topography. All small tributaries mapped as streams were included within the riparian corridor. In addition, other small, unmapped streams with obvious, well-defined valleys were included.

Floodplains and Riparian Corridors



Healthy riparian corridor

Floodplains

Floodplains are the areas adjacent to rivers and streams that are subject to periodic or regular flooding. They are defined by designated recurrence intervals at which a storm of a given magnitude could occur. For example, the 100-year flood has a one percent (one-in-100) chance of occurring in any given year. Due to periodic scouring of the areas, floodplains are very unstable and potentially dangerous areas for human use; however, they form a unique ecological niche, and support biotic communities that are adapted for occasional inundation. Floodplain wetlands absorb large volumes of water during high flows, reducing local flooding and delaying the release of water downstream. According to the Federal Emergency Management Agency (FEMA) floodplain, 6% of Copley lies within the flood hazard zone. The Floodplain map gives a general location of the floodplains and represents areas most likely to flood during the most severe storms. Factors influencing flooding include ground permeability/imperviousness, slope, and the presence of flood-mitigating factors. Flooding is increased where storm water runs directly off the land and into the streams, as with impermeable soils, development, and unvegetated steep slopes. Flooding is reduced by the presence of woods, wetlands, and permeable soils.

Flood plains support a diverse assemblage of plant and animal life. In addition, they serve an important role in water quality protection, since stream bank vegetation can filter pollutants from runoff before they enter a waterway. In some instances, the established riparian zone, or the land adjacent to the stream, extends beyond or does not have a mapped 100-year floodplain boundary.

Riparian corridors include stream banks and associated areas adjacent to a flowing waterway. Vegetated, riparian areas also function as stream buffer zones. There are many benefits of stream bank setbacks, including protection from erosion. In addition, vegetated riparian areas filter water pollutants (toxic chemicals, nutrients, and sediment) from runoff entering streams. They also function to prevent stream warming, and provide food, cover, and habitat structure for wildlife. The linear corridors provided by stream bank setbacks enhance wildlife movement and migration for sensitive species. Protection of existing natural riparian corridors is critical to the long-term health of streams and downstream receiving waters and is also instrumental in adding aesthetic and economic well-being to the community.

In addition to environmental importance, riparian corridors also possess significant economic value. Riparian corridors provide for recreational and health benefits, non-consumptive secondary benefits, cultural enhancement, increased property values, and an improved quality of life. In so contributing to human welfare, both directly and indirectly, riparian corridors represent part of the total economic value of natural resources.

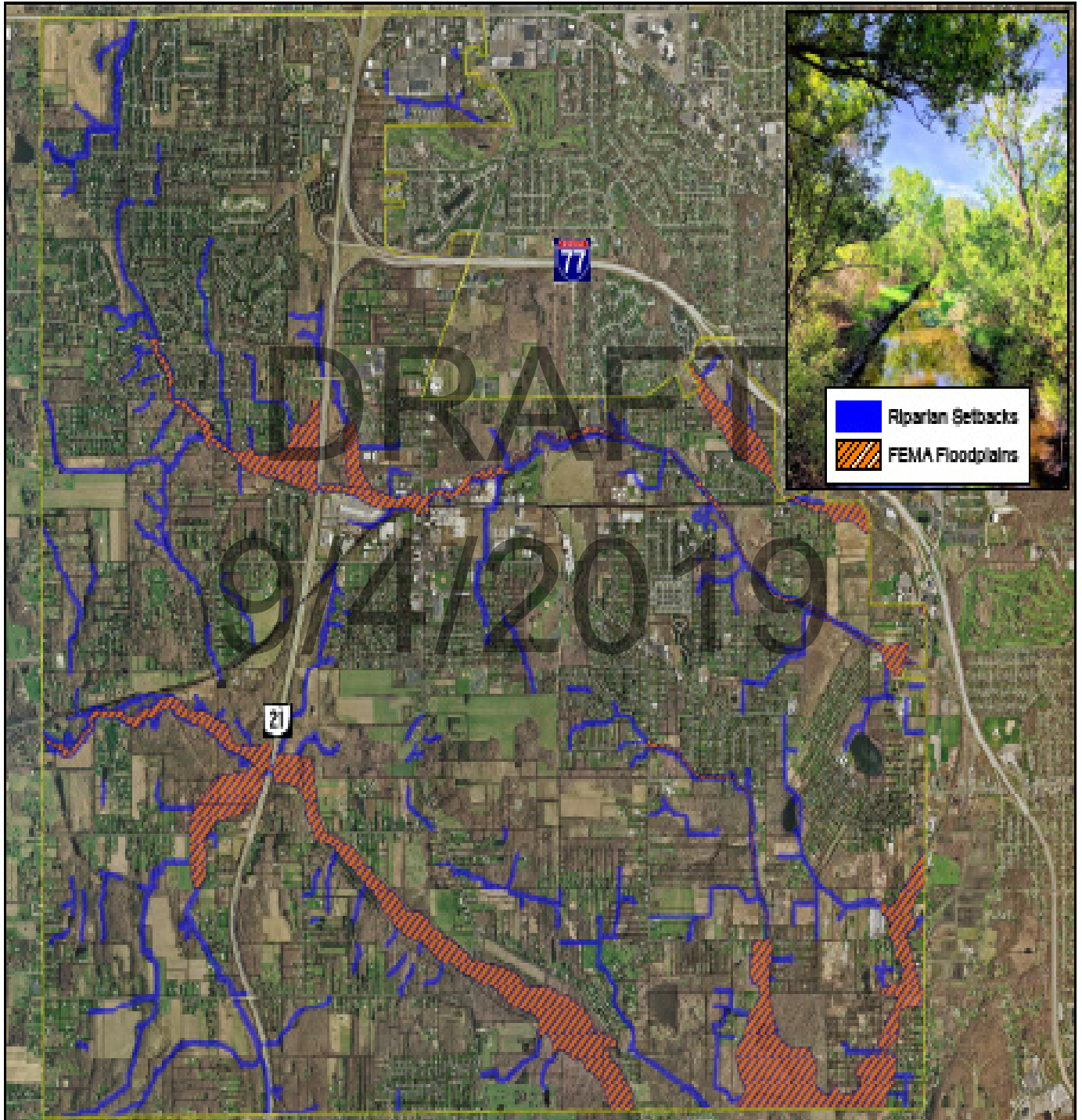


Disturbed riparian corridor

Chapter 4:

Environmental Conditions

Riparian and Floodplains Map



Chapter 4:

Environmental Conditions

Wetlands and Hydric Soils

The Army Corps of Engineers (Federal Register 1982) and the U.S. EPA (Federal Register 1980) both define wetlands as: “Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.”

Wetlands provide valuable environmental functions and social benefits that include filtration and purification of water, flood storage, ground water recharge, supporting diverse communities of flora and fauna, and recreational (hunting and fishing) and commercial use (fur and fish harvesting). To date, the State of Ohio has lost over 90% of its original wetlands due to draining, dredging, filling or excavating.

The National Wetlands Inventory (NWI) is a series of maps produced by the U.S. Fish and Wildlife Service based on analysis of aerial photographs. As such, these maps are usually conservative, and actual wetland boundaries are usually larger than what is shown on the NWI. In addition, some types of wetlands (wet meadows, lowland woods, and small vernal pools) are not discernible on these photographs and so are generally not shown on the NWI map. However, the NWI map is a standard secondary literature reference and starting point for wetland analysis.



Chapter 4:

Environmental Conditions

NWI Wetlands Shown in Copley

Wetlands Code	Wetlands Type	Total Approximate Acreage
(PEM) Palustrine Emergent Wetland (Cattails, reeds and sedges)	Marsh	64
(PFO) Palustrine Forested Wetlands (forested)	Forested Wetlands	60
(PSS) Palustrine Scrub/Shrub (like a button bush swap)	Scrub/Shrub Wetlands	12
(PUB) Palustrine Unconsolidated Bottom (sand, mud and organic)	Ponds	109
Total		245

Copley's wetlands comprise of about 245 acres as identified on the NWI maps, or less than 2 percent of the Township. Assuming the presence of other wetlands that are too small to be mapped by the inventory, probably no more than four percent of Copley's land area is wetlands.

The Copley Bog area with its rich muck soils appears to be former wetlands and floodplains. This area has been identified by the South Summit Flood Task Force as an area where excess storm water might be returned after diverting from county ditches.

Another secondary source useful in wetland analysis is the County Soil Survey. Published by the Natural Resource Conservation Service, the Soil Survey contains maps, descriptions and technical characteristics of soils throughout the county. Some soils are listed as hydric soils, and some soil types are listed as non-hydric soils with hydric inclusions. According to the Natural Resource Conservation Service, the definition of a hydric soil is "a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part." Mapped hydric soils are an indication of the potential presence of wetland or their historical occurrence at a location.

Although analysis of secondary sources such as the NWI maps and Soil Survey maps is a useful first step in wetland analysis, in almost all cases, legal wetland boundaries must be marked in the field by a trained wetland delineator. These mapped wetlands represent only a portion of the total amount of wetlands within Copley Township. This mapping should be considered an approximation of wetlands locations and sizes within the Township. It is intended for planning purposes to give Copley an idea of where wetlands might be; however, it should not be used as a substitute for a wetland delineation.

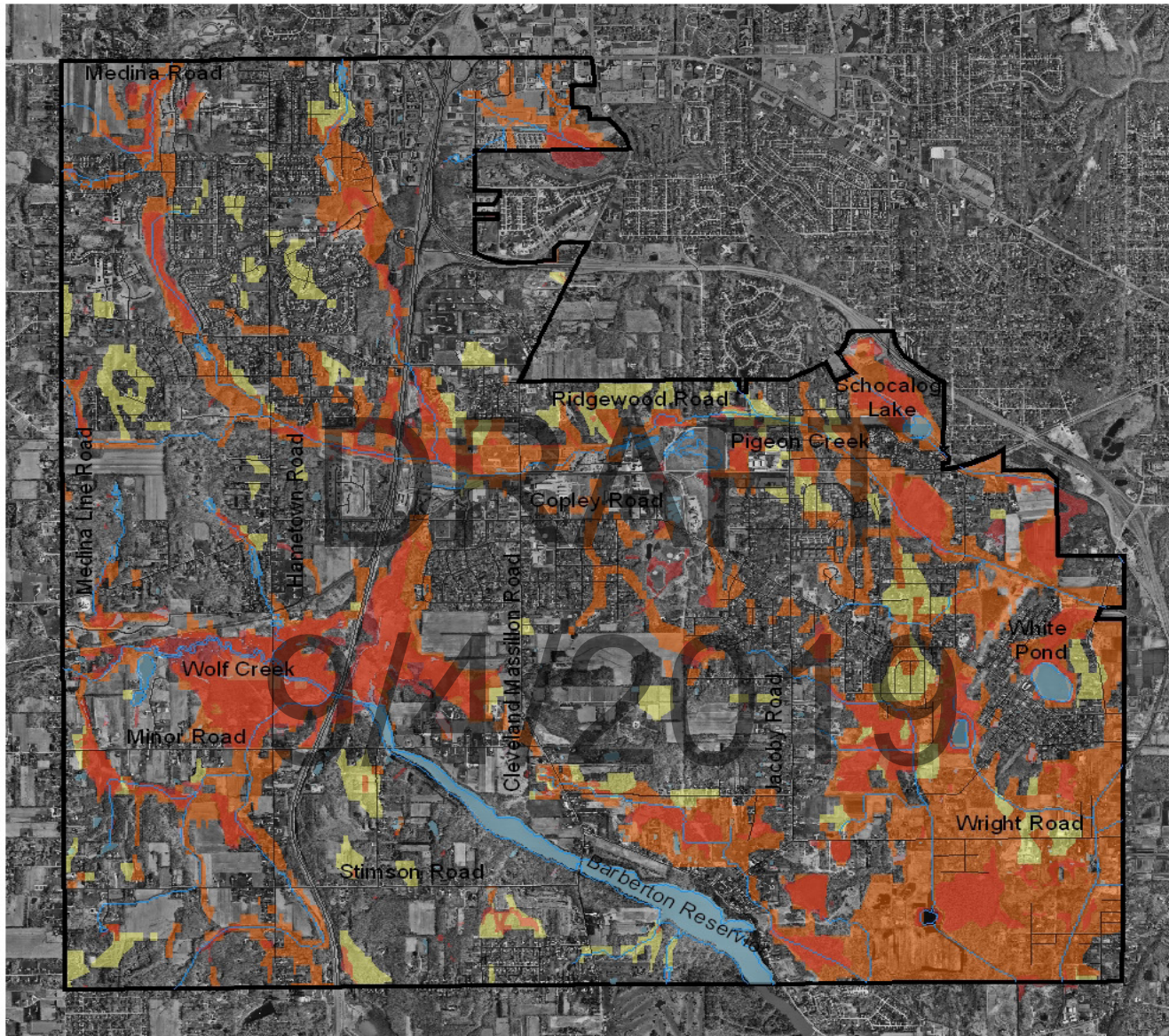
The presence of wetlands often coincides with the occurrence of hydric soils and non-hydric soils with hydric inclusions. Wetlands are delineated based on hydric soils, the presence of wetlands hydrology, and the dominance of hydrophytic vegetation. Hydric soils, as identified in the Soil Survey of Summit County, were also used as part of the study.

Over a fourth of Copley Township (27%) has hydric soils and 5.5% of the township has non-hydric soils with hydric inclusions. These soils are non-hydric, but can have small hydric soils in depressions, along drainage ways and in other areas.

Chapter 4:

Environmental Conditions

Wetlands and Hydric Soils Map



- **Wetlands**
- **Hydric Soils**
- **Non Hydric Soils with Hydric Inclusions**

Source: Summit County Natural Resource Study,
Summit Soil Survey
Projection: State Plane Ohio North NAD83

Chapter 4:

Environmental Conditions

Groundwater Resources

The terrain and geology of Copley Township is primarily a Sharon conglomerate laid down some 231 million years ago by glaciers that repeatedly moved into and receded from the area. Some of the deposits appear to be as recent as 10,000 years ago.

Groundwater resources are important to understand because they supply public drinking water and also because of their hydrologic connection to surface waters. The deposits left by glaciers that once covered Copley Township affect groundwater yield. Glacial outwash can offer substantial groundwater yields because of the large, interconnected pore spaces between the grains. Till, a poorly sorted mixture of particles ranging from clay to boulders, offers very poor yields due to the small pore spaces between the particles and soil compaction by the ice. The major groundwater supplies occur in two general types of formations: Glacial outwash in existing and ancient, now-buried valleys, and sandstone bedrock underlying till.

Groundwater represents an important source of potable water, which can become contaminated from pollution sources at the ground surface and underground. Cleanup of groundwater contamination can be extremely costly and difficult. Other potential sources of soil and groundwater contamination may exist, ranging from hazardous material sites and hazardous waste mishandled by businesses to leaking underground storage tanks.

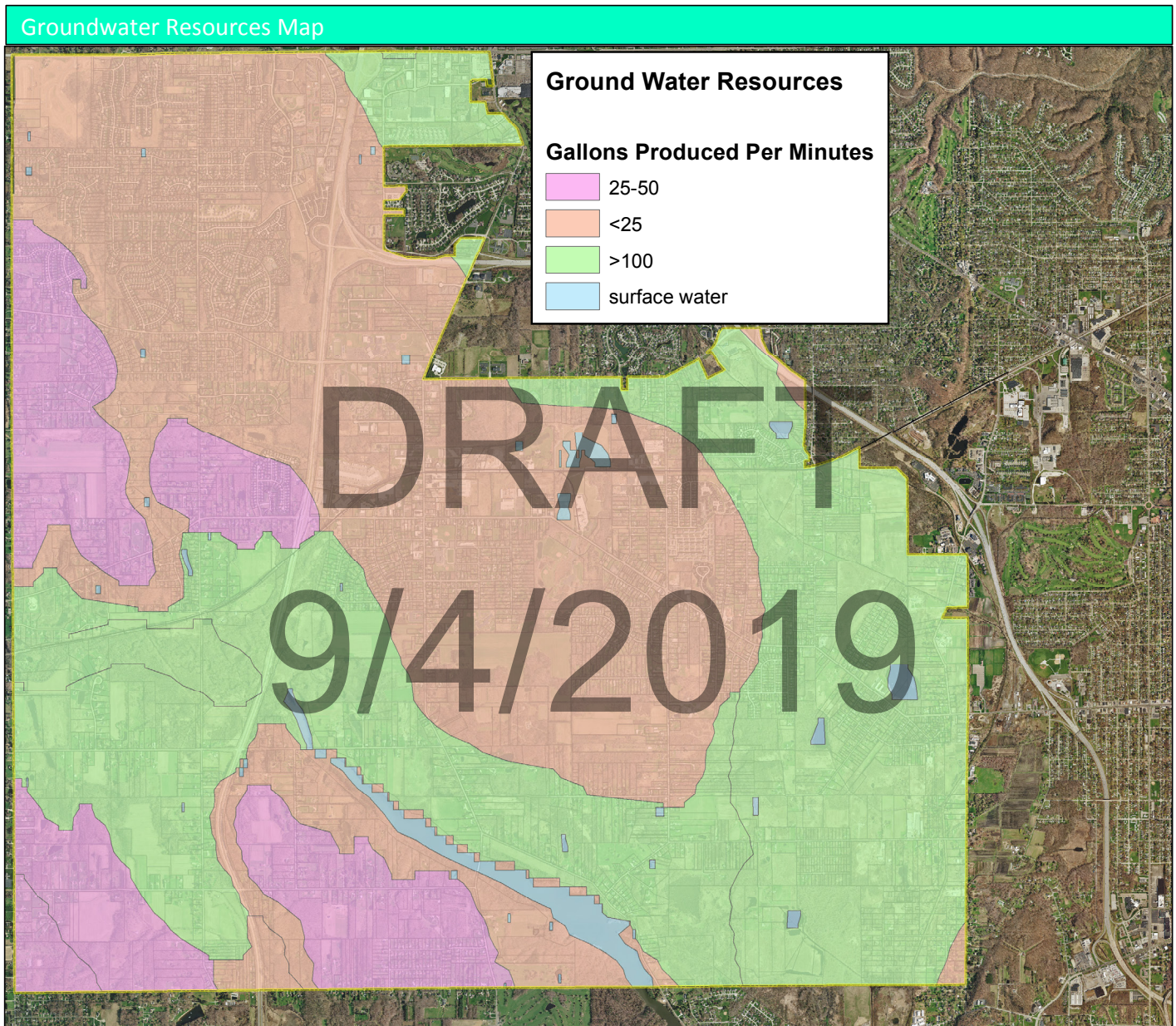
There is an interchange between surface water and groundwater. Groundwater is recharged from infiltration. Given Copley Township's dependence upon groundwater for much of its drinking water, it is critical to protect groundwater resources and watercourses from which recharge is received.

By recognizing and incorporating the interchange between surface water and groundwater, a healthy environment will be provided to all citizens of the Township. Specifically, the quality and composition of groundwater can be affected by both natural processes and human activity.

Chapter 4:

Environmental Conditions

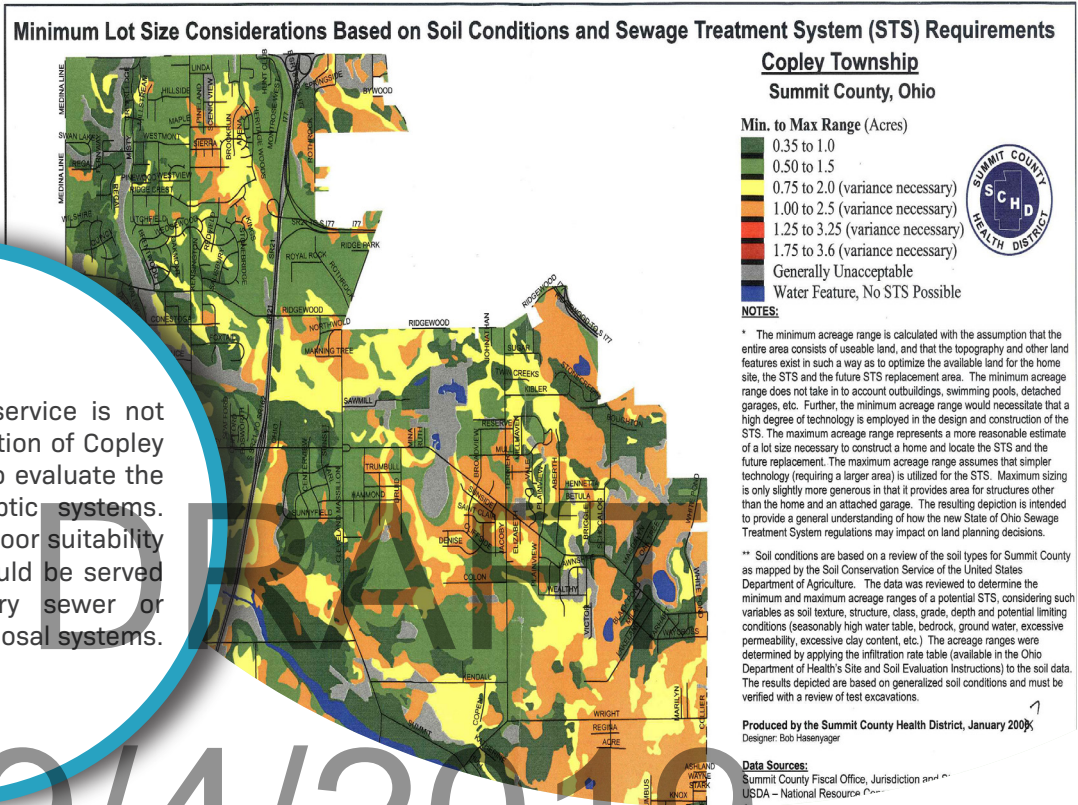
Groundwater Resources Map



Chapter 4:

Environmental Conditions

Soils Suitable for Septic Systems



Since sanitary sewer service is not available to a large portion of Copley Township, it is useful to evaluate the soil capability for septic systems. Ideally, land with very poor suitability for septic systems should be served by centralized sanitary sewer or alternative sewage disposal systems.

Unfortunately, many of the soils suitable for septic systems are located on alluvial soils (formed by sediment deposited by flowing water) near streams and drainage ways. These alluvial soils tend to be sandy and well-drained, which is good for septic systems, but these areas pose other problems for septic tank absorption fields such as flooding and groundwater contamination. In areas not served by sewer systems, it is recommended that only low-density development will be allowed, in order to avoid potential public health problems should failing septic systems discharge off-lot. Proper placement, maintenance, and operation of home sewage disposal systems are critical to ensure proper functioning. Leaks from these systems can travel through the subsurface soils and contaminate groundwater supplies. Regular inspection, maintenance, and pump-out is necessary to avoid failing septic systems, yet local governments often refrain from aggressive enforcement of these activities in privately owned systems. In 2007, The Summit County Health Department mapped appropriate development densities for acceptable septic system performance. With ever changing technology, however, the importance of the suitability of soils issue may be overcome at some point in the future. Therefore, it should be noted that there are other environmental carrying capacity issues other than septic limitations that should be used to determine development densities. Additionally, Summit County Public Health initiated an Operation Permit program in May of 2015. Changes to the Ohio Administrative Code now require that no person shall operate a Home Sewage Treatment System without a valid Operation Permit. The goal of this program is to improve water quality in summit County and surrounding watersheds.

According to the Summit County Soil Survey, a majority (80%) of Copley is underlain by soils poorly suited for septic systems. Only 14% of the land within Copley has soils that have only slight limitations for septic tank absorption fields.

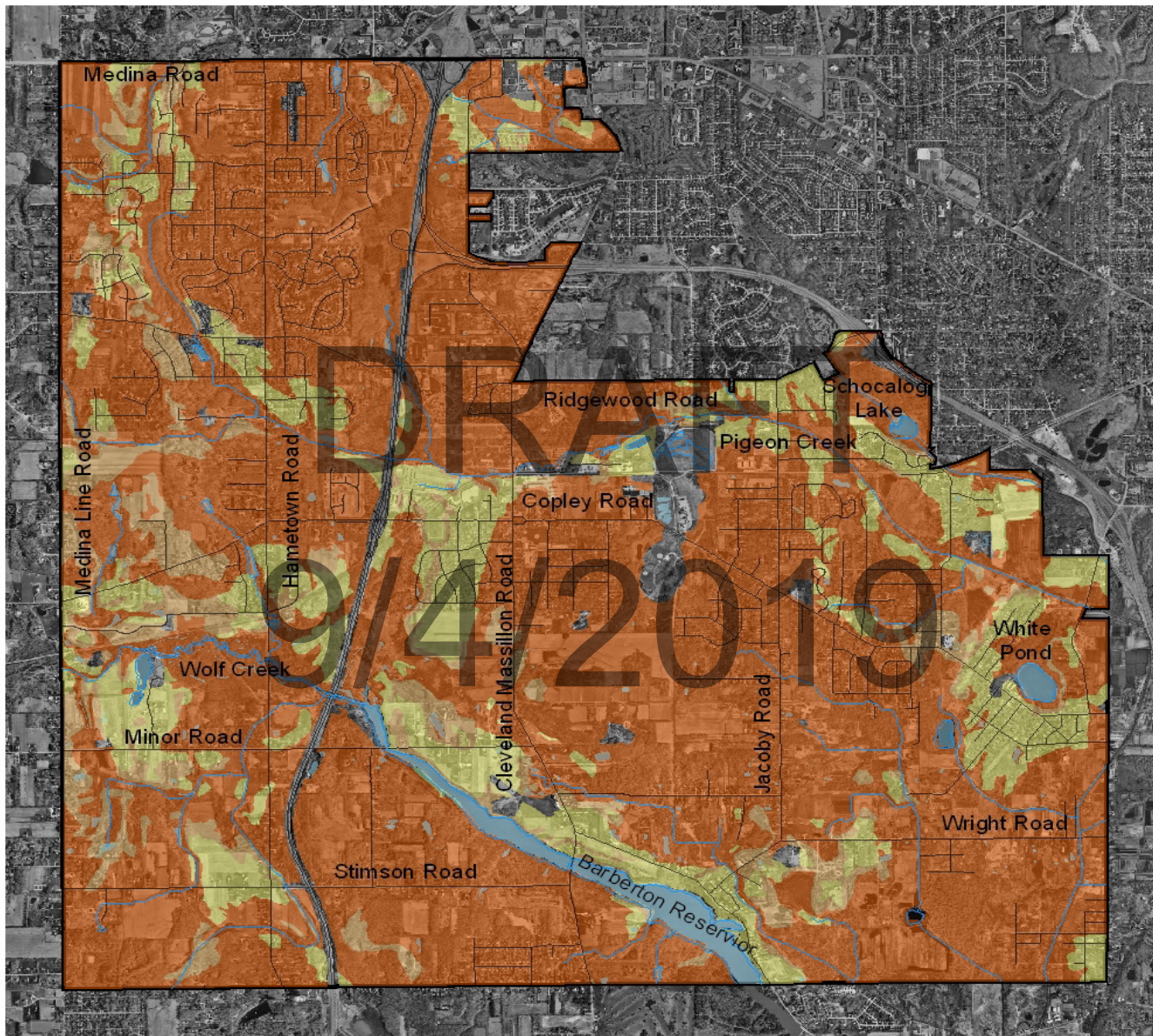
Percentage of Township Soil Suitable for Septic Systems	
Severe	72%
Moderate	8%
Slight	14%

Common limitations include a seasonal high water table, restricted permeability, poor natural drainage, the hazard of flooding, excess slope, and a shallow depth to bedrock. Soils with a very slow or moderately slow permeability along with restrictive layers such as bedrock are rated as having severe limitations for septic system use. Septic systems placed on slopes greater than 12% may result in erosion and seepage downslope. The high seasonal water table, common within poorly drained, soil types, prevents the proper functioning of septic disposal fields for varying time periods.

Chapter 4:

Environmental Conditions

Suitability for Septic Systems Map



Suitability for Septic Systems

- Slight
- Moderate
- Severe

Source: Summit County Soil Survey
Projection: State Plane Ohio North NAD83

Chapter 4:

Environmental Conditions

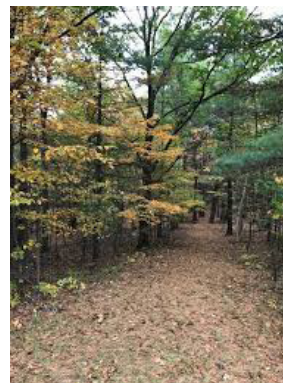
Woodland Resources (Canopy Cover)

Woodland resources are aesthetically pleasing and contribute significantly to the rural and scenic character of Copley. Significant woodland resources were mapped using aerial photography. As of 2004, analysis of the larger tracts of woodland reveals that Copley only has 22% canopy cover and has experienced an additional decrease in canopy with new development.² The Township implemented new Tree Preservation and Landscape Planning Standards in 2012 in an effort to combat the decline of canopy in the Township due to development. It is the large tracts of woodlands that provide the most public health and safety benefits, as well as aesthetic and ecological benefits.

The presence of trees and the high percentages of canopy cover positively impact the health and vitality of our ecosystems. Woodlands are important environmental assets that provide a number of public health and safety functions.

Trees are a form of vegetative cover. Tree roots help to keep soil in place and reduce erosion. Tree cover, especially in areas of steep slopes, helps to significantly reduce stormwater runoff rates. Slowing runoff rates can reduce the incidence and severity of floods. Moreover, woodland resources increase groundwater recharge and promote watershed protection. A well-canopied area's ability to function as a buffer to protect water quality is drastically improved, as the trees simultaneously reduce runoff, soil erosion, and flooding and increase groundwater recharge.

In addition, woodlands can collectively provide measurable improvements in air quality by filtering pollutants and lowering the incidence and severity of ozone production. Trees capture particulate matter and produce oxygen. Canopy cover helps to reduce local and global air pollution by ingesting carbon dioxide, nitrogen oxides, carbon monoxide and sulfur dioxides.

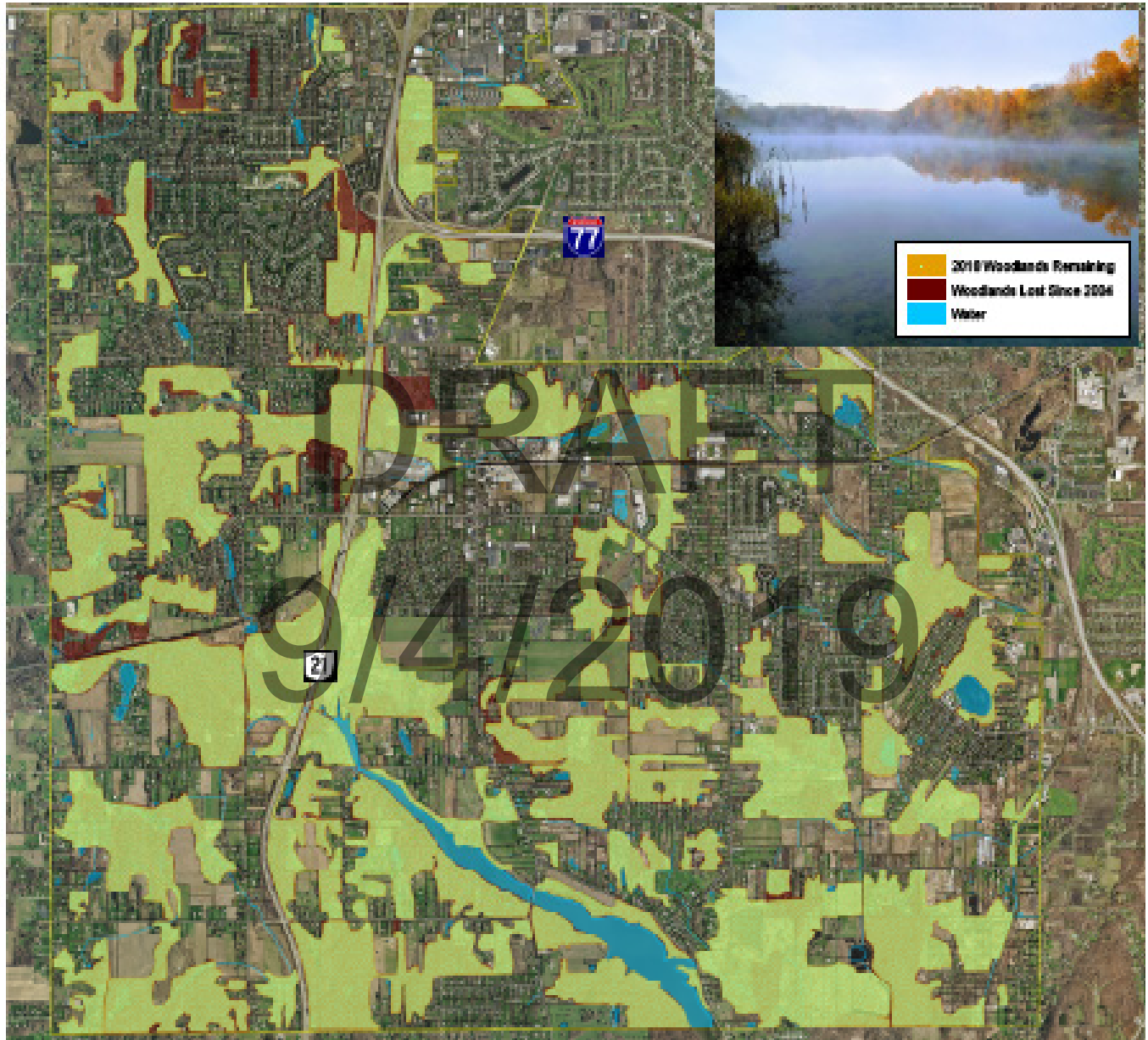


² Based on data provided by EnviroScience, Inc., ODNR lists Copley Township of having a 54% canopy cover in 1994. It is estimated that the township had approximately 22% canopy cover in 2004. The company used its methodology along with the County Department of Development data to get this figure and suggested a 32% decrease was largely contributed to the development of Creekstone, the Heritage Woods area and Montrose Park.

Chapter 4:

Environmental Conditions

Woodlands Map



Chapter 4:

Environmental Conditions

Environmental Resources

In the Copley Township Natural Resource Study (2007), completed for this Land Use Plan, vegetation coverage in the Township was mapped and values were assigned to natural resources quantifying the integrity and function of the resources.

Some of the metrics used included:

Successional State (rates the stability of a natural area or habitat by its successional state in relation to man-made disturbance.)

Rare Species (quantifies the density of rare species occurring within a habitat unit.)

Uniqueness of Habitat (measures the uniqueness of habitat and its scarcity relative to the geographic region.)

Patch Qualities (evaluates the effectiveness of natural areas to support and sustain healthy wildlife populations.)

Perimeter Adjacent Land Cover (addresses how land cover types are impacted by adjacent land uses.)

Hydrologic Function (measures the capability of a land cover to process runoff prior to entering aquatic habitats.)

Pollution Potential (measures point and National Pollution Standards pollution potential for land cover.)

Groundwater Interchange (measures groundwater pollution potential based on yield, soils with high permeability, and proximity to watercourses or water wells.)

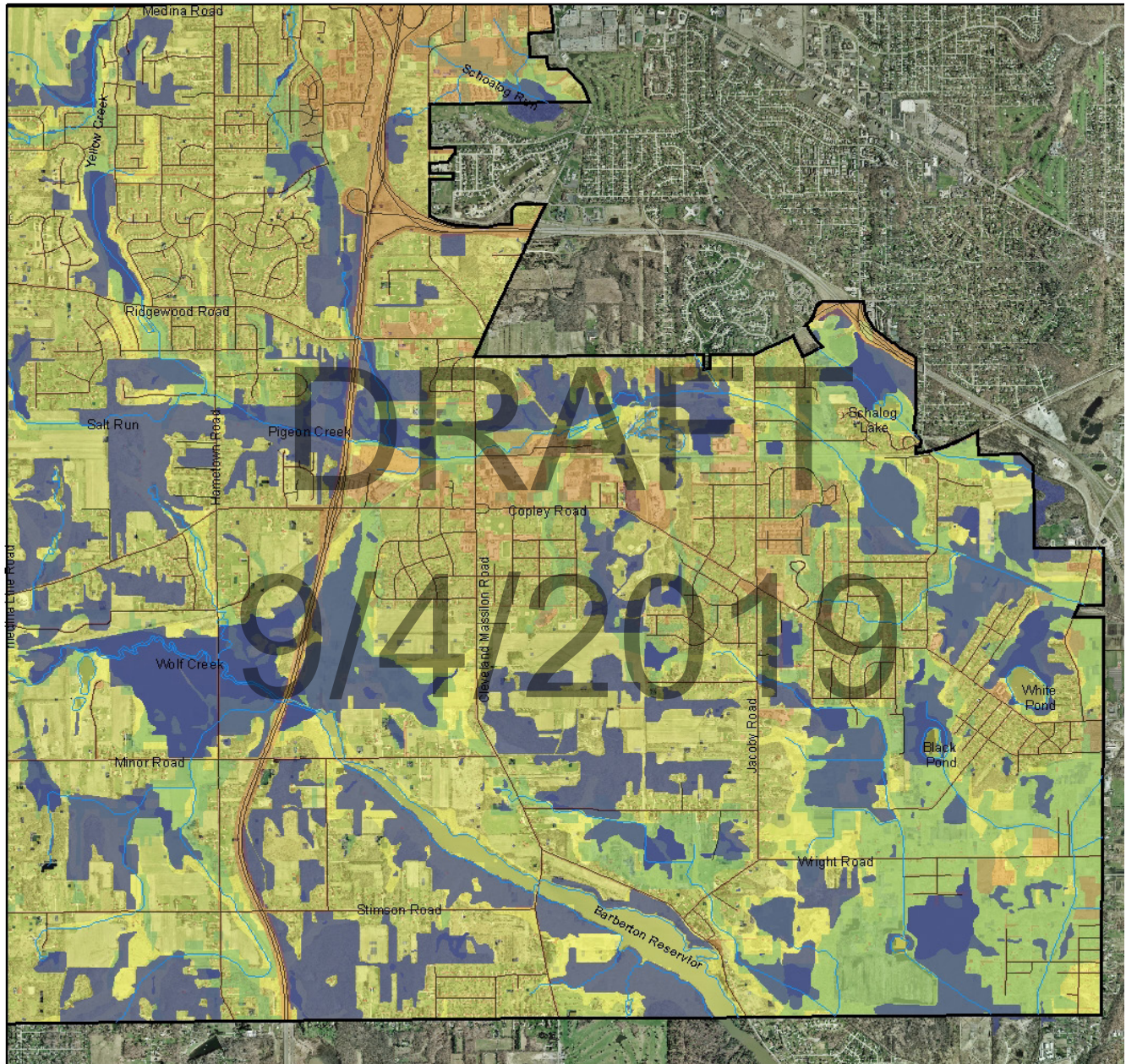
Riparian Value (measures the type and quality of land cover located within the riparian corridor.)

Erosion Value (measures potential for erosion based on degree slope and vegetation coverage.)

The following map shows environmental resources. The data can be used to prioritize preservation and restoration areas.

Chapter 4: Environmental Conditions

Environmental Resources Map



Legend

- High quality natural areas
- Natural areas
- Disturbed/developed areas
- Low quality impervious areas

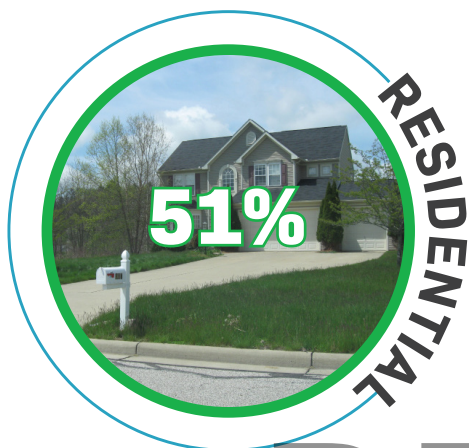
Source: Copley Township Natural Resource Study
Projection: State Plane Ohio North NAD 83



Chapter 5:

Current Land Use

According to the Summit County Fiscal Office Land Use Codes classification, the major land use classifications in Copley Township are listed as 51% residential; 20% agriculture, 9% commercial; and 2% industrial. The remaining land use is comprised of exempt land, mineral and gas rights, and railroad property. Exempt land includes land dedicated to school facilities, government buildings and church property.



LAND USE



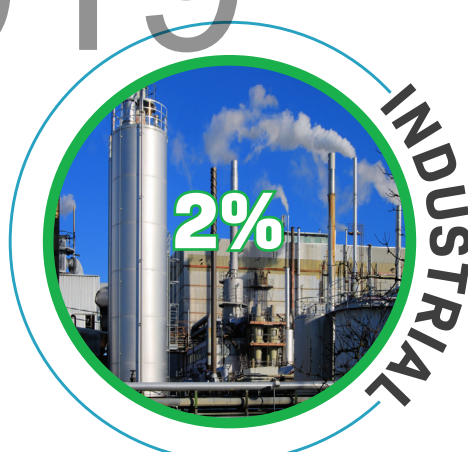
LAND USE

Residential land use in Copley Township has grown significantly over the last 20 years. Residential use includes low, medium and high density districts primarily developed for single-family homes.

Agriculture land use in Copley Township consists primarily of large parcels over 20 acres. There are over 30 working, active farms in the Township with acreage ranging in size from 20 acres to 100+ acres.



LAND USE



LAND USE

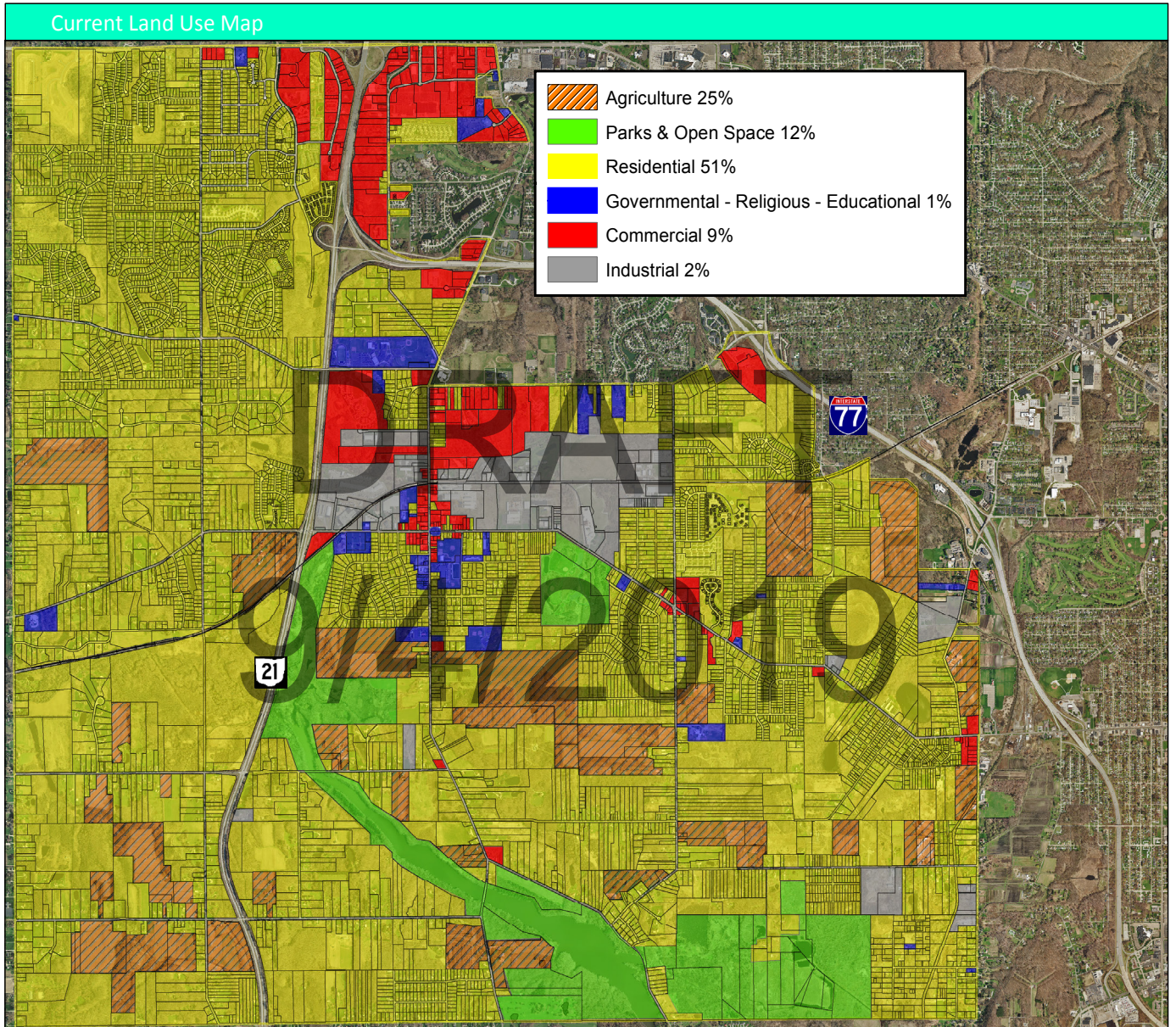
Commercial land use in Copley Township is concentrated in the upper mid to north east quadrant of the Township. Commercial use is primarily dedicated to large-mid scale retail business.

Industrial land use in Copley Township is concentrated in the heart of the Township due to the location and accessibility of the Wheeling Ohio rail line. Industrial use is classified as light and future focus is designed to encourage more tech and research based facilities.

Chapter 5:

Current Land Use

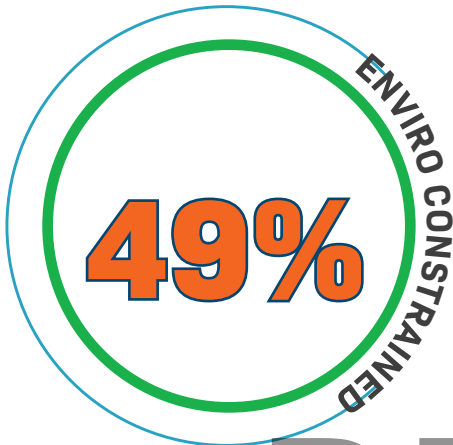
Current Land Use Map



Chapter 5:

Current Land Use

Environmental constraints to development and environmentally sensitive lands are critical to determining buildout of Copley Township. Ideally, development should be directed to the remaining portion of the Township that is neither environmentally constrained nor environmentally sensitive.



ENVIRONMENTALLY CONSTRAINED

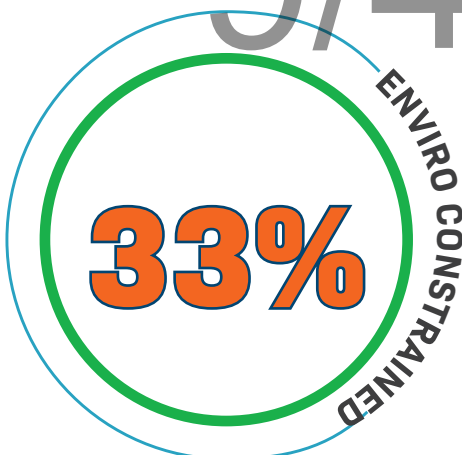
Nearly half, (49%), of the Township is environmentally constrained by floodplains, wetlands and hydric soils.



ENVIRONMENTALLY SENSITIVE

In addition, about 61% of the Township contains environmentally sensitive areas (woodland resources, riparian corridors and high groundwater resources).

9/4/2019



POTENTIAL DEVELOPMENT

Of the remaining potential development areas, 33% is environmentally constrained.



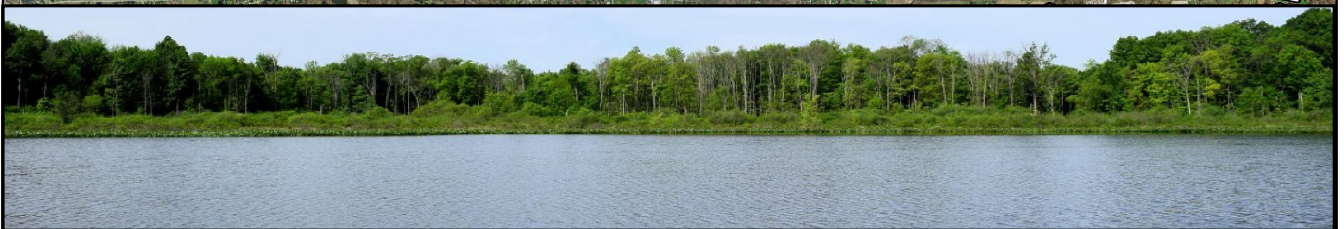
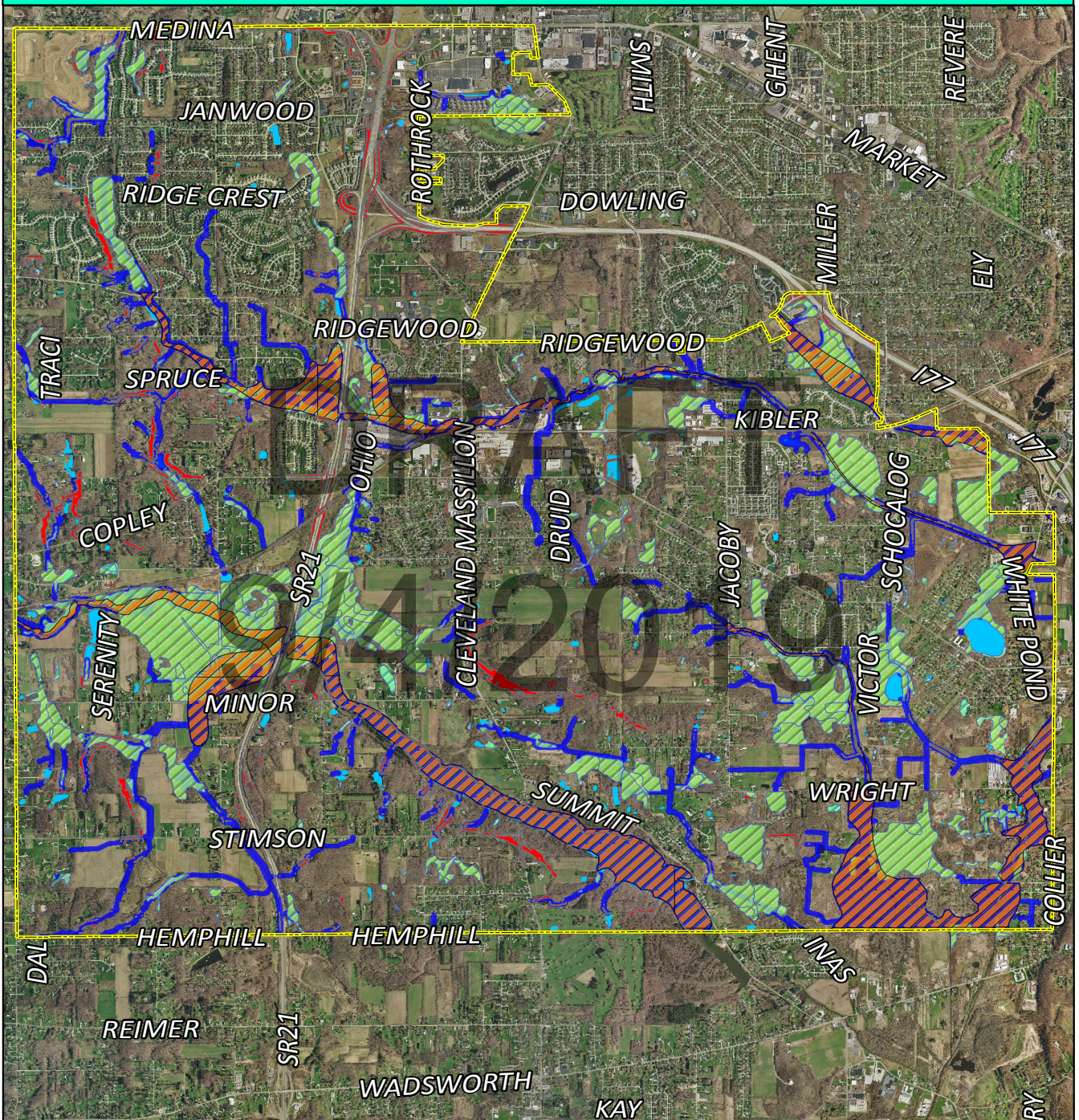
POTENTIAL DEVELOPMENT

89% of the overall land available for potential development is categorized as sensitive.

Chapter 5:

Current Land Use

ENVIRONMENTAL CONSTRAINTS TO DEVELOPMENT



Steep Slopes
 FEMA
 Wetlands
 Riparian Setbacks

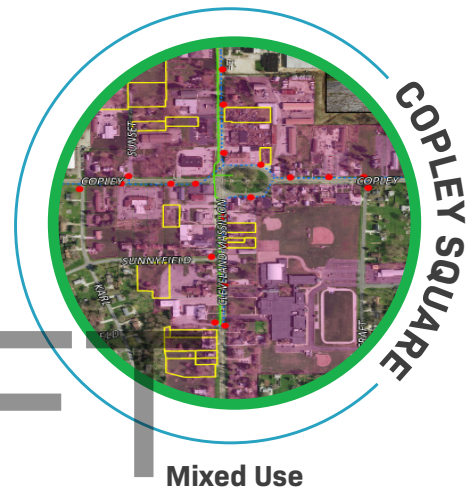
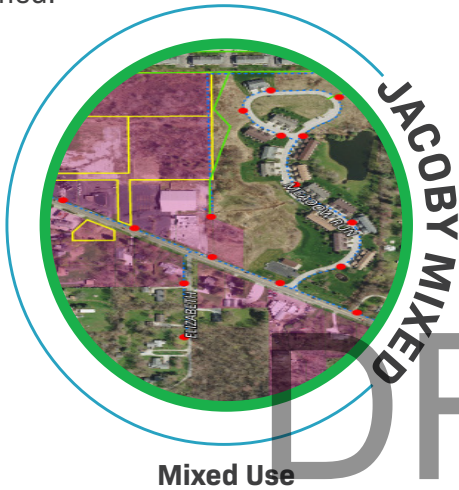


Chapter 5:

Current Land Use

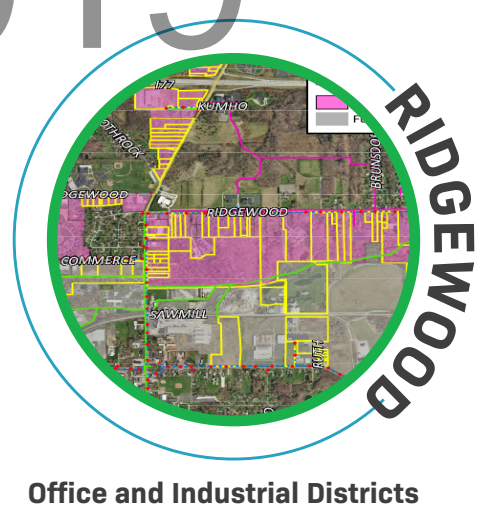
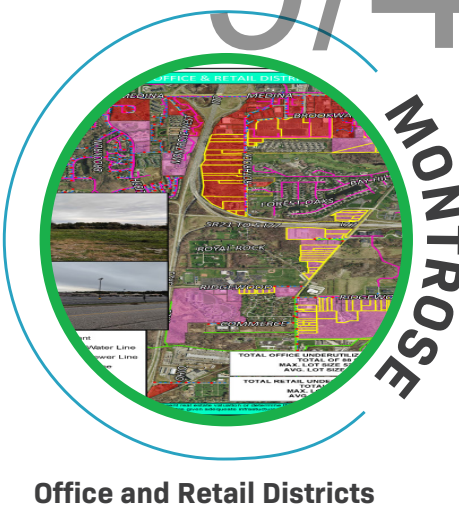
POTENTIAL DEVELOPMENT AREAS

If we make the assumption that parcels currently in agriculture and parcels over 20 acres in size are potential development areas, then 2,013 acres could be available for development. In addition, there are 440 acres of parcels zoned for industrial and commercial uses that are vacant or being used for residential or agricultural uses. The inclusion of “underutilized sites” is not intended to represent real estate valuation or determine the marketability, business practices or specific plans for a site. Instead, opportunities for economic growth may be possible given adequate infrastructure exists, market demand is present and environmental conditions are satisfied.



Total Mixed Use Underutilization: 9.5 acres
 Total of 9 Sites
 Max. Lot Size 4.6 Acres
 Avg. Lot Size 1 Acre

Total Mixed Use Underutilization: 12 Acres
 Total of 18 Sites
 Max. Lot Size 5.7. Acres
 Avg. Lot Size 0.53 Acres



Total Office Underutilization: 223 Acres
 Total of 88 Sites
 Max. Lot Size 52.67 Acres
 Avg. Lot Size 2.5 Acres

Total Office Underutilization: 223 Acres
 Total of 88 Sites
 Max. Lot Size 52.67 Acres
 Avg. Lot Size 2.5 Acres

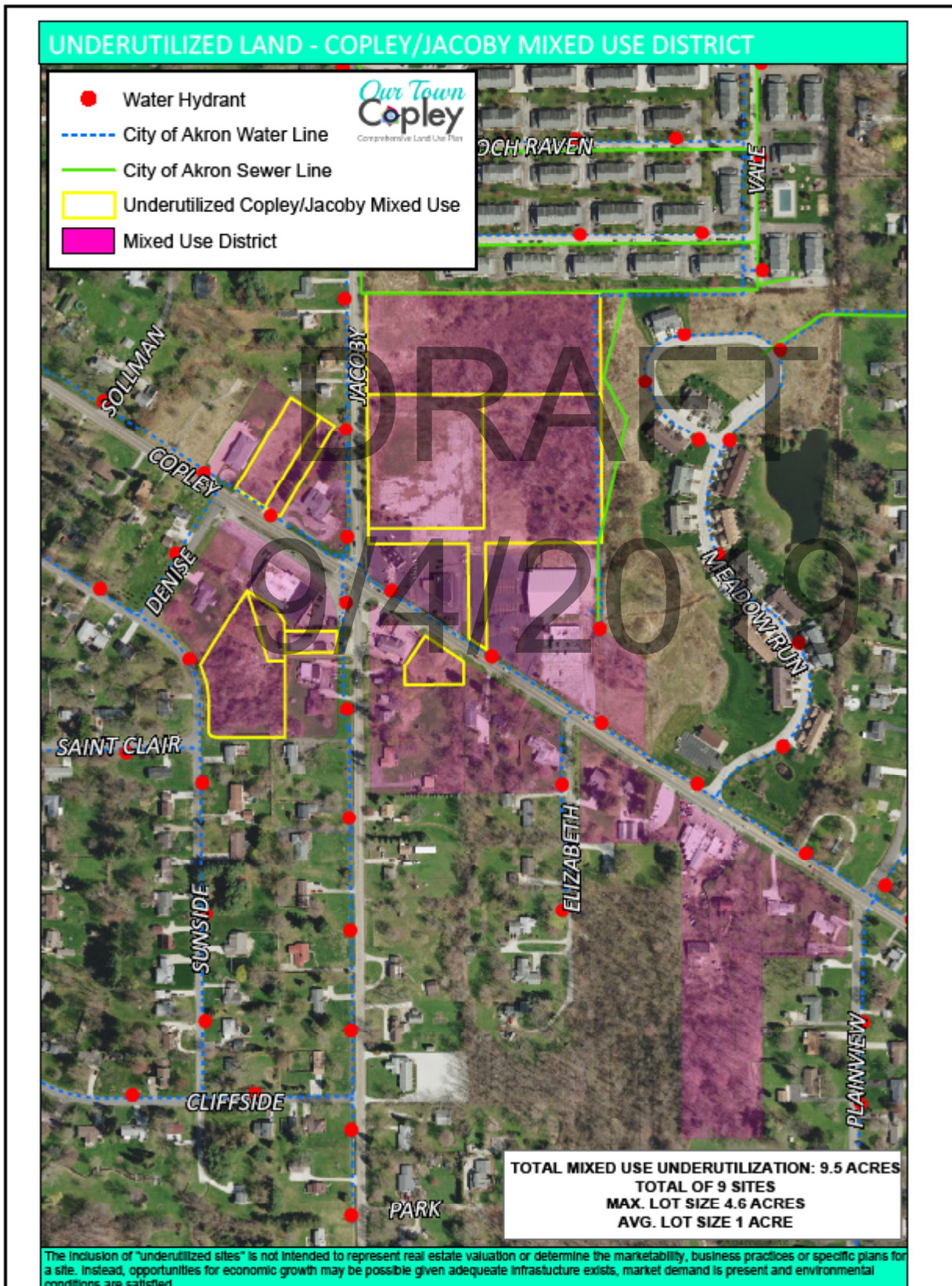
Total Retail Underutilization: 93 Acres
 Total of 23 Sites
 Max. Lot Size 18 Acres
 Avg. Lot Size 4.6 Acres

Total Industrial Underutilization:
102 Acres
 Total of 34 Sites
 Max. Lot Size 29 Acres
 Avg. Lot Size 3 Acres

Chapter 5:

Current Land Use

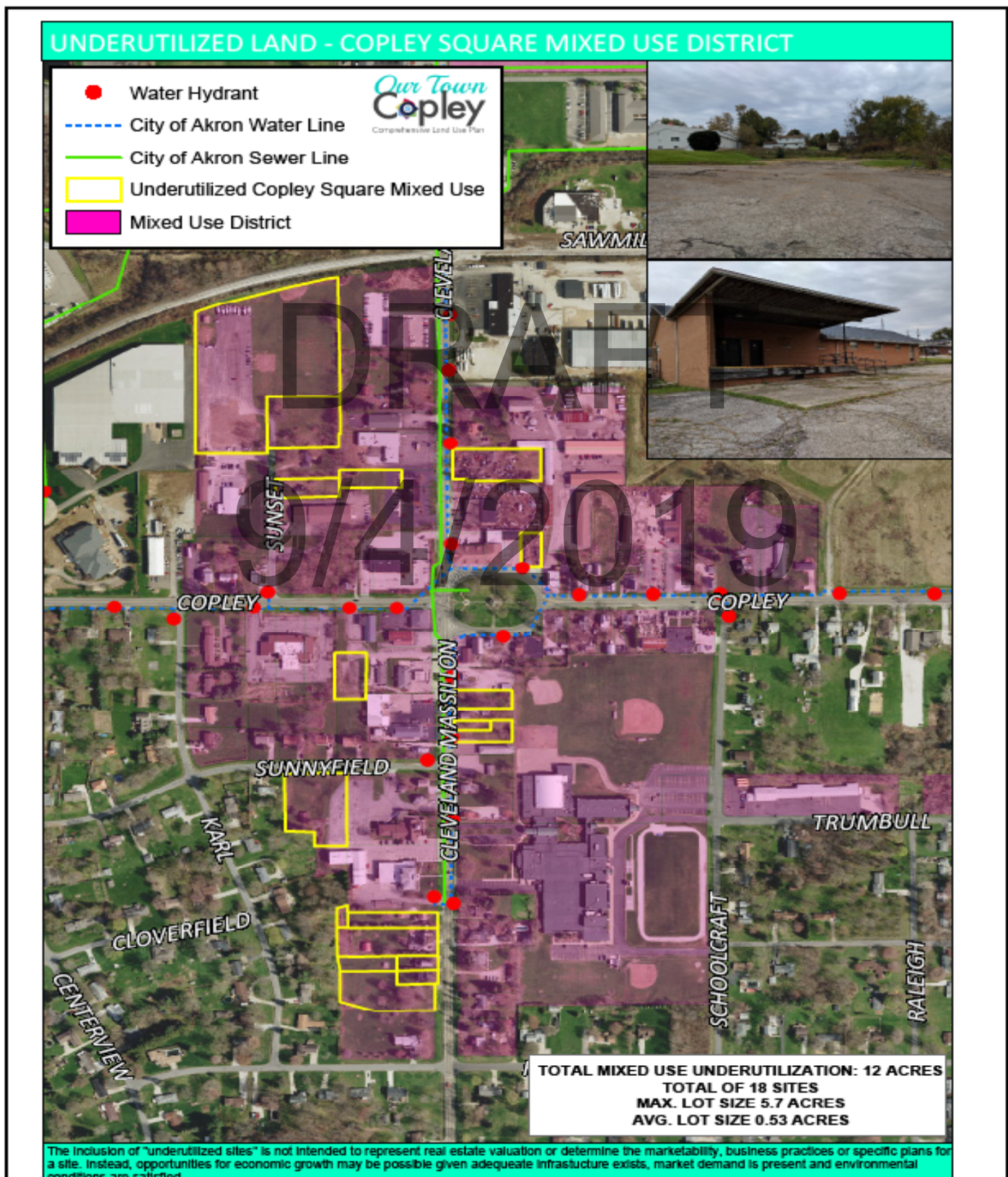
Underutilized Land - Copley/Jacoby Mixed Use District Map



Chapter 5:

Current Land Use

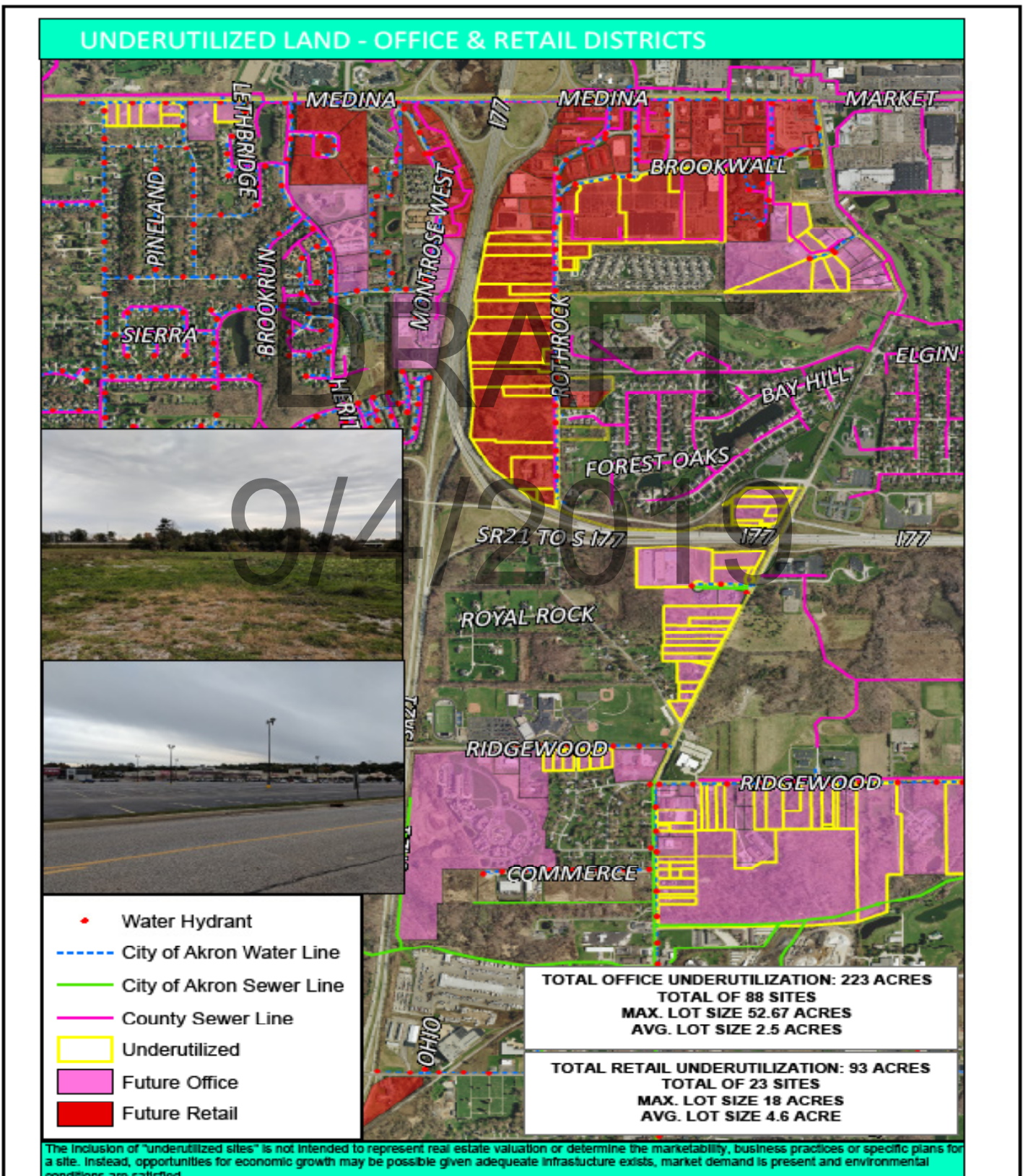
Underutilized Land - Copley Square Mixed Use District Map



Chapter 5:

Current Land Use

Underutilized Land - Montrose Area & Medical Office Corridor Map



Chapter 5:

Current Land Use

Underutilized Land - Medical Office Corridor & Tech Corridor Map



The inclusion of "underutilized sites" is not intended to represent real estate valuation or determine the marketability, business practices or specific plans for a site. Instead, opportunities for economic growth may be possible given adequate infrastructure exists, market demand is present and environmental conditions are satisfied.

Chapter 5:

Current Land Use

Observation On Existing & Current Development Patterns

Development Indicators

One indicator of future growth is platting activity for new subdivisions, since this precedes building permits. The following table demonstrates the amount of platting throughout the past ten years. Most development is predominately occurring in the northwest areas of the Township. Development has, however, increased over the scope of the last ten years.

The impact of future land use patterns must be considered. Some of the many influences on land development patterns are:

- Market demand
- Regional economic conditions
- Location
- Sanitary sewer service areas, sewer capacity and density of development by sewer design
- Soils and their suitability for on-site sewage disposal systems
- Environmental constraints to development
- Public/private centralized water service areas and capacity
- Roads and traffic congestion
- Community facilities (such as schools, fire, police and service.)
- Local zoning
- Banking/lending practices for non-traditional or different developments

The leaders of Copley Township have many choices. Township zoning controls the type and density of future development.

When considering density of future development, it is important to note that areas in Copley Township currently zoned Residential - High Density, consist primarily of land use supported by single family housing.

Chapter 5:

Current Land Use

Observation On Existing & Current Development Patterns

New Development in Copley Township

	Single Family Homes	Commercial Site Plans (New Construction)	Industrial Site Plans (New Construction)
2009	23	1	0
2010	10	2	1
2011	30	3	0
2012	26	7	0
2013	23	6	0
2014	4	0	0
2015	48	7	0
2016	71	2	0
2017	76	3	0
2018	84	7	0
TOTAL	395	38	1

The real estate market seems to validate a strong demand for home sites in Copley Township. If Copley Township were to sustain its current building rate of an average 40 new homes per year with 3.05 persons per household, the Township would grow by 122 persons per year.

* 3.05 persons per household is the average per the 2013-2017 American Community Survey. (ACS) 5-Year Estimates

Chapter 5:

Current Land Use

Current Zoning

In 2012, the Copley Township Zoning Districts and Map were updated.

The unincorporated territory of Copley Township, Summit County, Ohio is hereby divided into the Zoning Districts listed below. Regulations are uniform for each building, structure, or use within each Zoning District.

A. RESIDENTIAL DISTRICTS

R-LD (Low Density) Residential District
R-MD (Medium Density) Residential District
R-S/MF (Single/Multi-Family) Residential District
R-HD (Higher Density) Residential District
R-OC (Open Space/Conservation) Residential District
R-CD (Conservation Development) Residential District
PRDD (Planned Residential Development District)

B. COMMERCIAL DISTRICTS

C-GR (General Retail) Commercial District
C-NR (Neighborhood Retail) Commercial District
C-O/R (Office/Retail) Commercial District
C-HS (Highway Service) Commercial District
Copley Circle Mixed-Use Compact Development District
Mixed-Use Compact Development District
Copley Rd./Jacoby Rd. Mixed-Use Compact Development District

C. INDUSTRIAL DISTRICTS

I-Industrial District

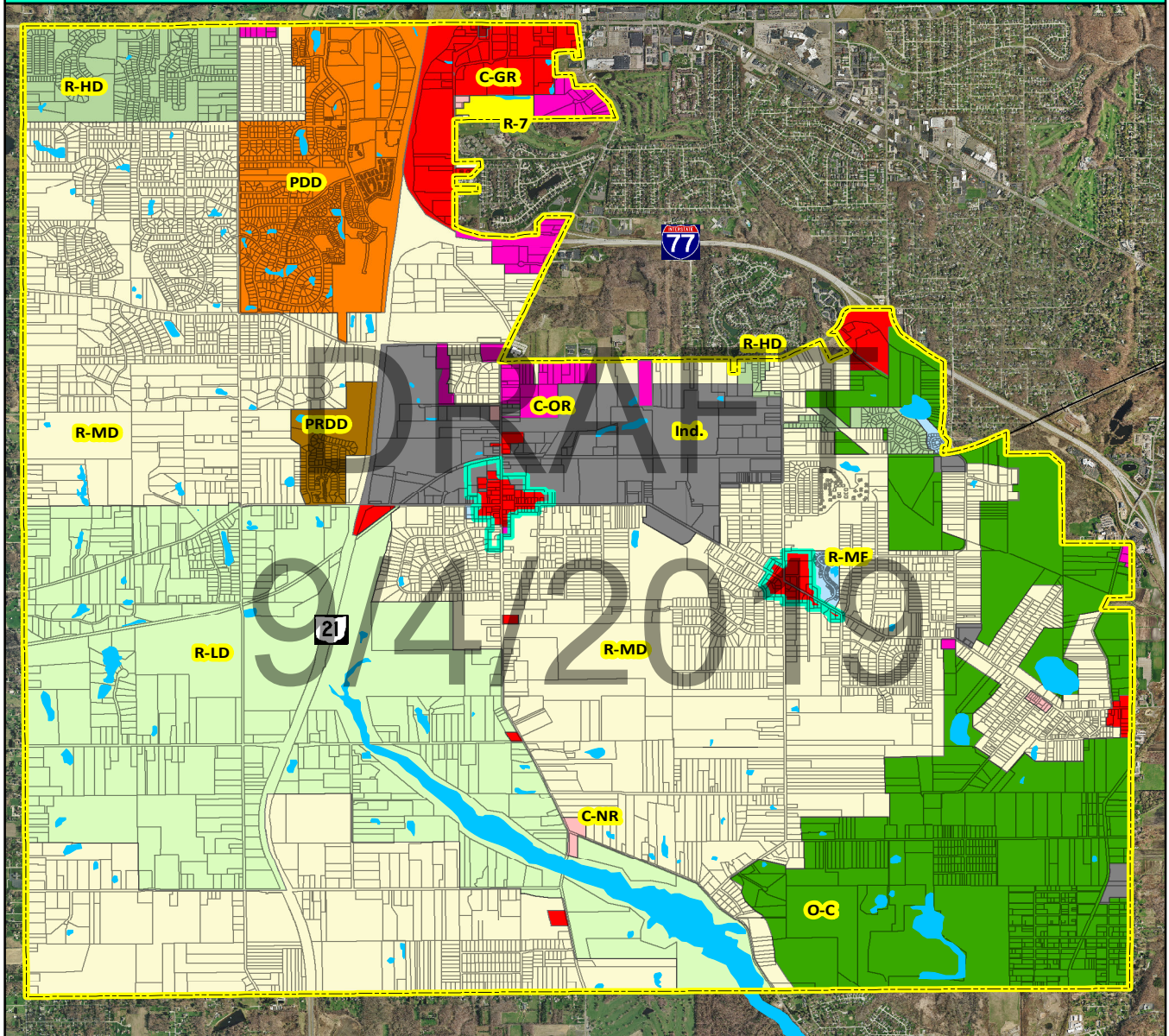
* Proposal to rename Copley Circle Mixed-Use Compact Development District to Copley Square Mixed-Use Compact Development District

Chapter 5:

Current Land Use

Current Zoning

ZONING MAP

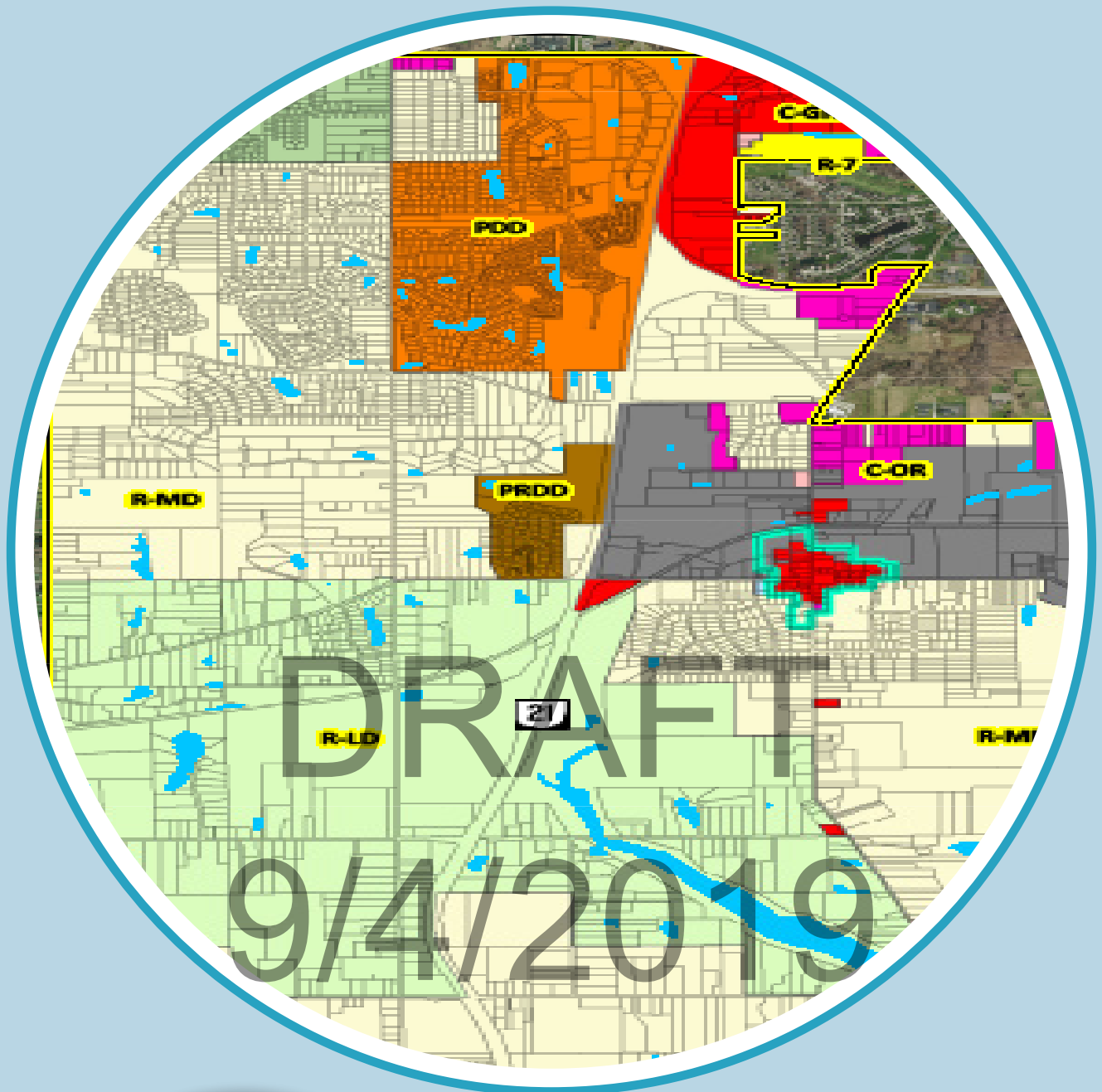


Open Space Conservation	Residential - Single/Multi Family	Commercial - Office Retail
Residential - Lower Density	Planned Development District	Commercial -General Retail
Residential - Medium Density	Planned Residential Development District	Commercial -Highway Services
Residential - Higher Density	Residential - 7 Repealed	Industrial
	Commercial -Neighborhood Retail	

0 2,500 5,000 10,000 Feet



Our Town
Copley
Comprehensive Land Use Plan



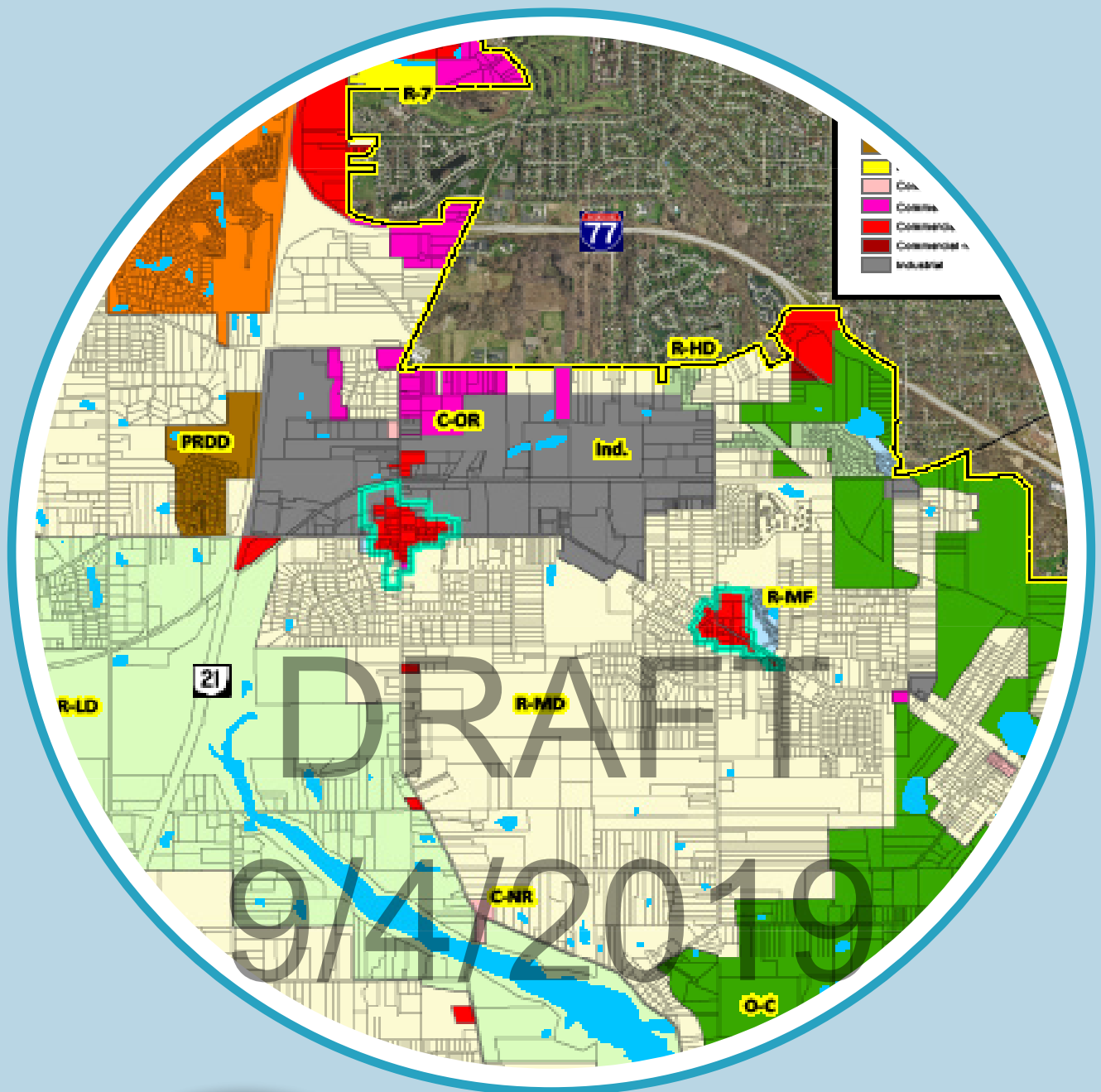
R-LD (Lower Density) Residential District

This District, comprising the R-1 District in the previous Zoning Resolution, is established to provide for lower density residential development that will: (1) protect natural resources and maintain the environment and quality of life in the Township; (2) discourage concentrated living areas in the drainage area of the Barberton Reservoir where such concentrations could create potential pollution of the reservoir and (3) discourage concentrated living areas in other areas where the irregularity of the land and the higher cost of providing central sewer facilities make higher density development undesirable.



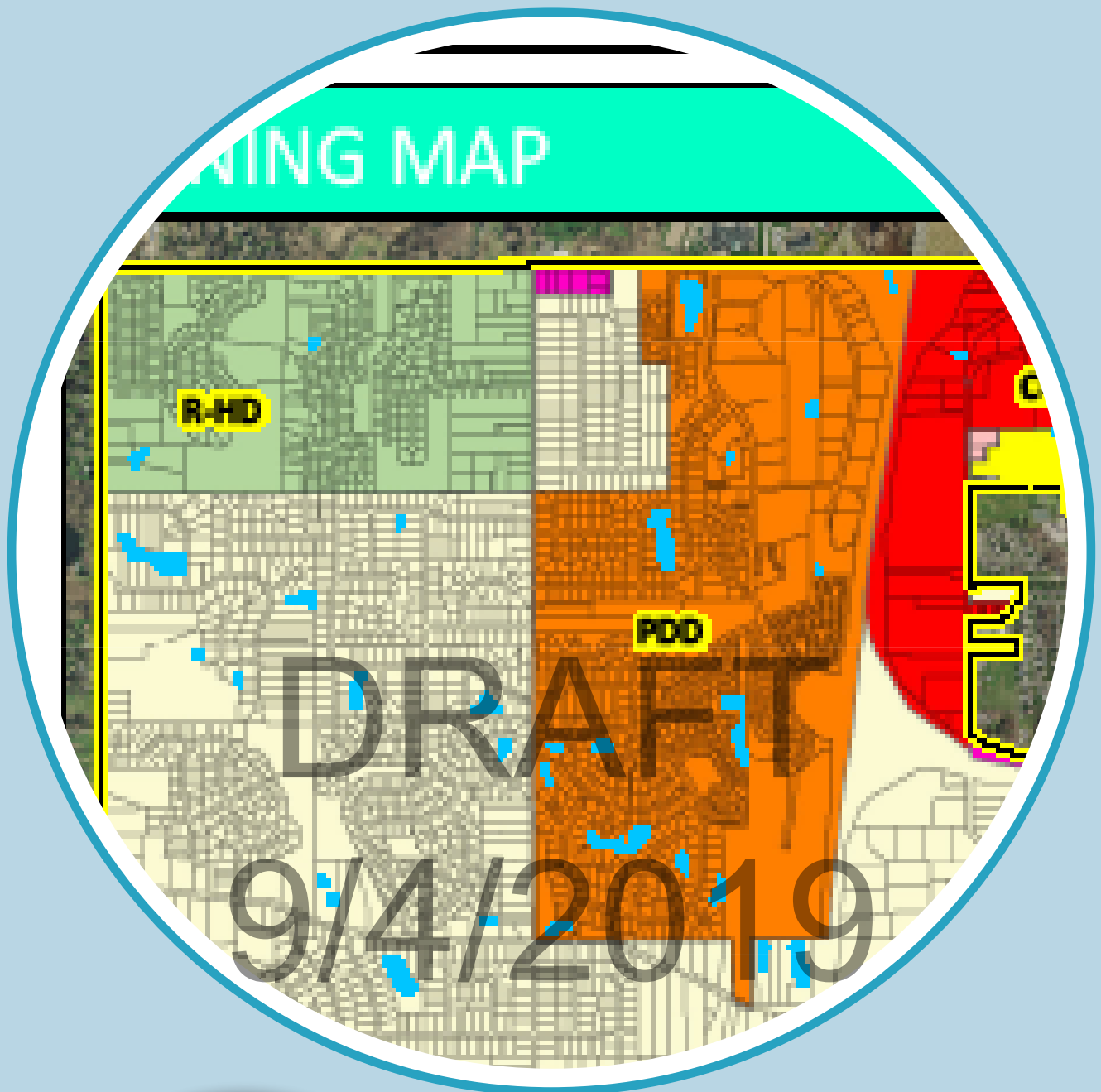
R-MD (Medium Density) Residential District

This District, comprising the R-2 and R-3 Districts in the previous Zoning Resolution, is established to accommodate single-family and two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



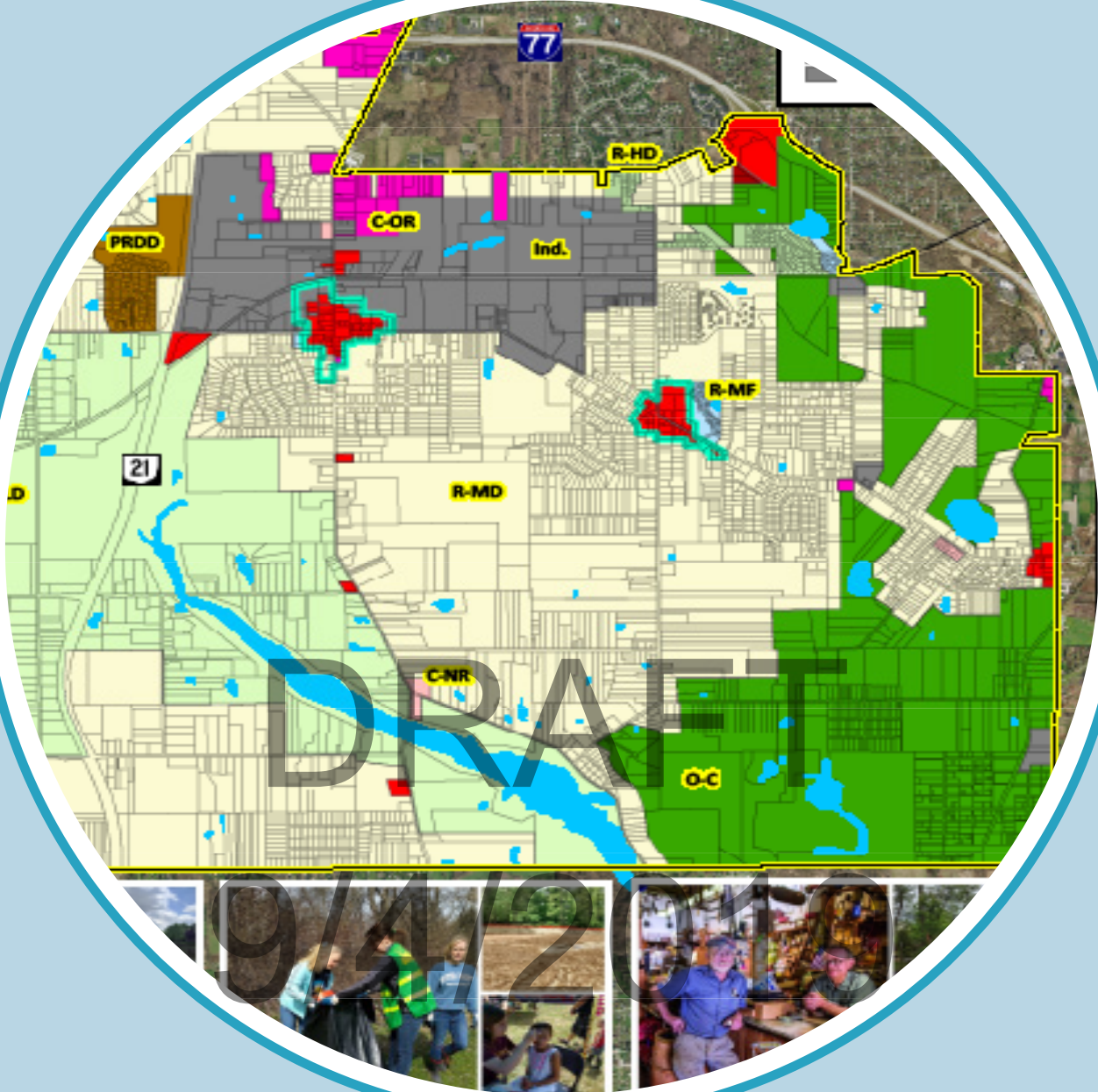
R-S/MF (Single/ Multi-Family) Residential District

This District, comprising of R-6 District in the previous Zoning Resolution, is established to accommodate single, two and multi-family residential dwellings. The object of this District is to permit a higher density of population where centralized sewer and water facilities can be economically provided, and where multi-family dwellings can be used to buffer other uses from commercial uses, highways, or railways.



**R-HD (Higher
Density)
Residential
District**

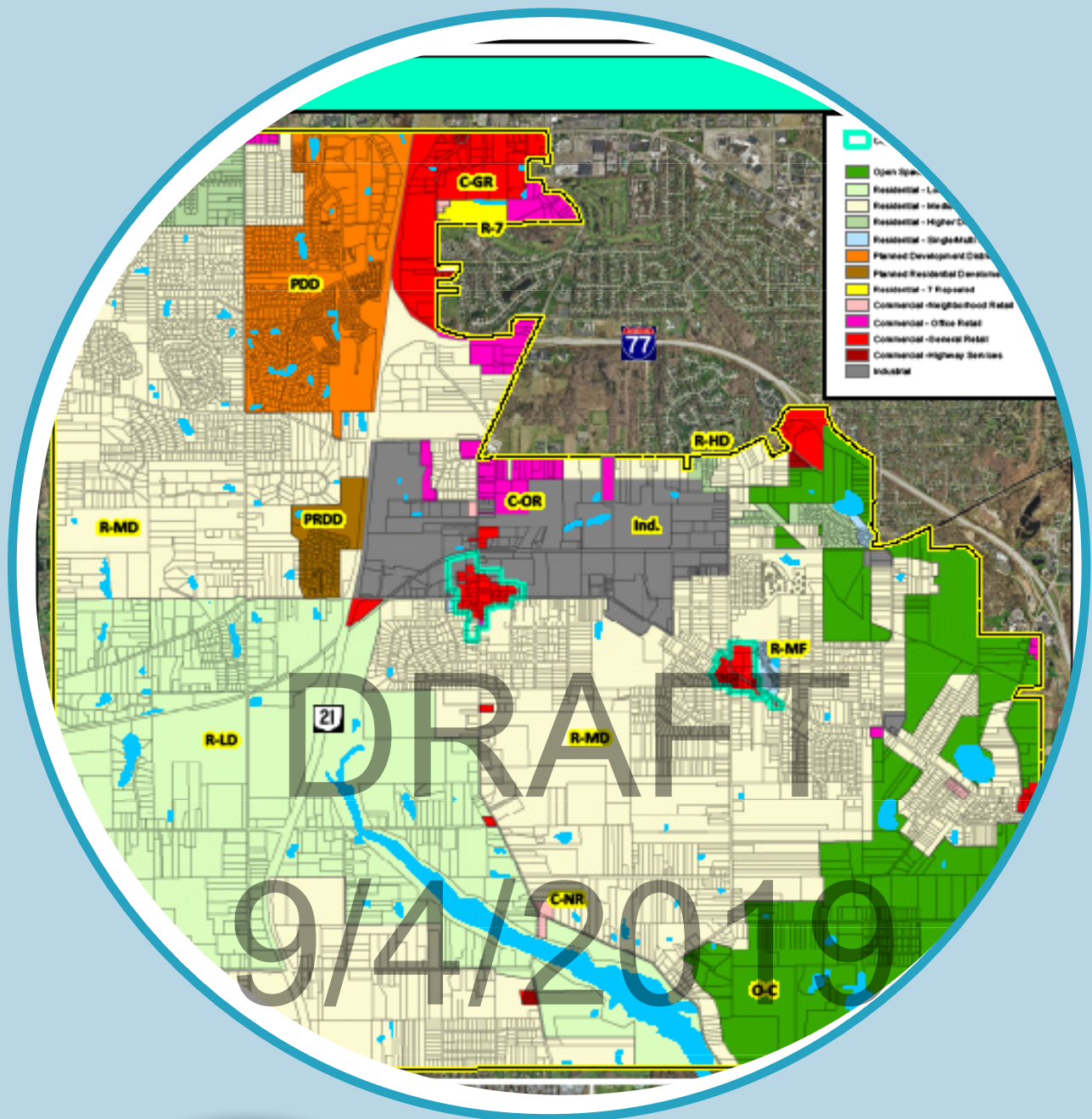
This District, comprising the R-3A district in the previous Zoning Resolution, is established to accommodate single-family residential dwellings with the objective of permitting a higher density of population where centralized sewer and water facilities are provided, and where positioning of homes can be used to buffer higher and lower density uses. A minimum of five (5) acres is required to establish an R-HD District. At least seventy-five percent (75%) of the lots must front on a local roadway or cul-de-sac street.



R-OC (Open Space/ Conservation) Residential District

This District, comprising the OC Open Space and Conservation District in the previous Zoning Resolution, is established to achieve the following purposes:

1. To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas;
2. To protect the ecological balance of an area;
3. To conserve natural resources, such as river valley and tracts of forest land; and
4. To reduce the problems created by intensive development of areas having excessive high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.



R-CD (Conservation Development) Residential District

The primary objective of Conservation Development Zoning is to promote the health and safety of the community through the application of flexible land development techniques in the arrangement and construction of dwelling units and roads. Such flexibility is intended to maximize the conservation of open space while accepting development and retaining for the property owner the development rights (the number of residential dwelling units) that are permitted under the existing conventional zoning for the property.

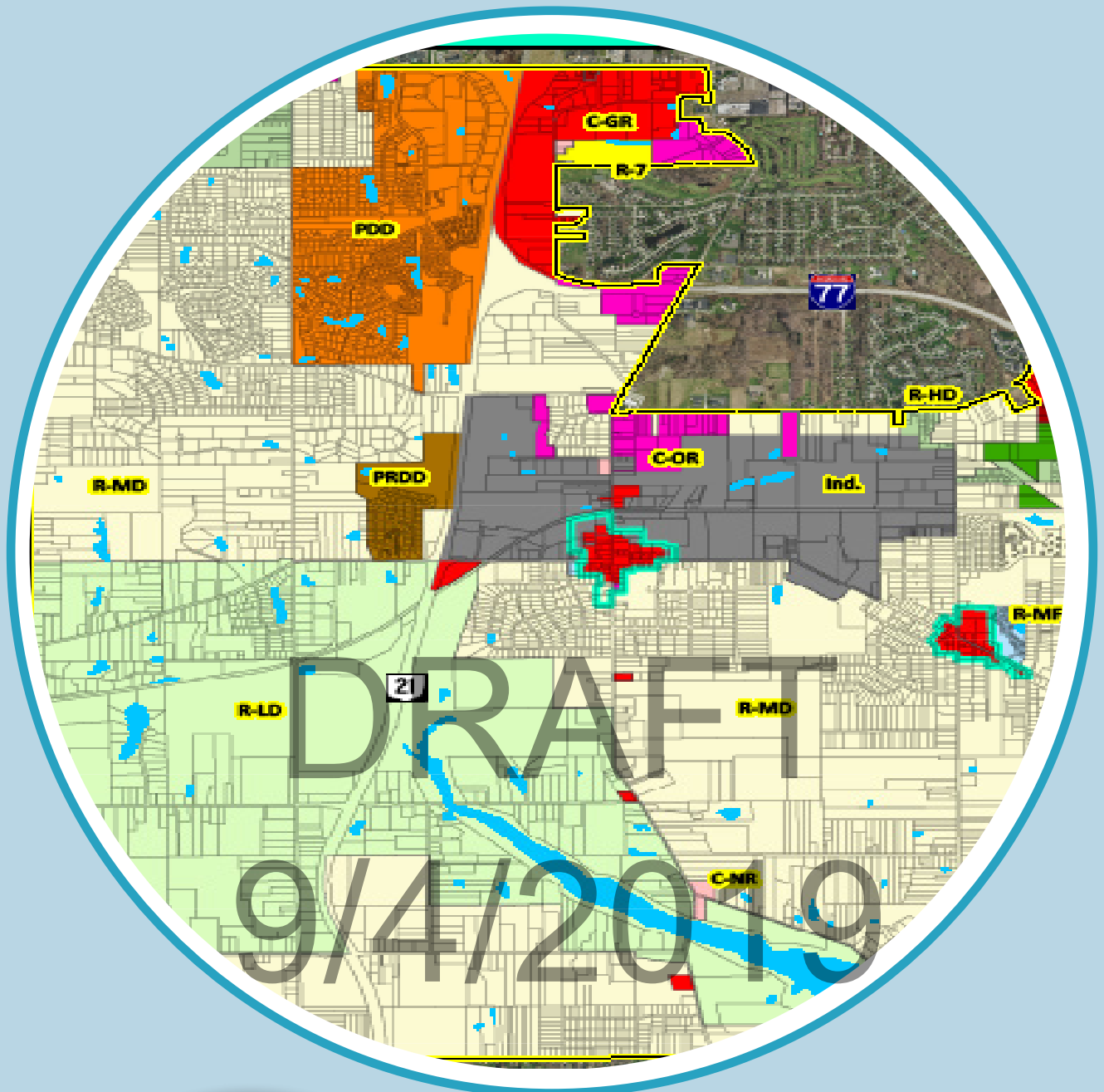
These regulations may be applied in any Residential Zoning District, as specified below, and are intended to achieve these corollary purposes:

To maximize protection of the community's natural resources by:

1. Avoiding development on and destruction of sensitive natural resource areas;
2. Reducing the quantity and improving the quality of storm water runoff from expected development;
3. Maintaining natural characteristics (such as woods, hedgerows, natural vegetation, meadows, slopes and streams);
4. Reducing the amount of disturbed land, the conversion of natural areas to landscaped areas for lawns, and discouraging the use of plants that are non-native invasive species; and
5. Conserving areas of prime agriculture soils, to the extent possible.
6. To conserve (within the framework of natural resource conservation) the quality of ruralness in a community which is characterized by:
 - a. Large, aggregated, undeveloped land areas;
 - b. Natural, features such as woodlands, steep slopes, floodplains, wetlands, stream and river corridors, hedgerows and rock outcroppings;
 - c. Scenic vistas and rural views;
 - d. Significant historic features such as old barns and heritage trees;
 - e. Traditional rural settlement patterns characterized by clusters of compact groupings of development in otherwise wide open spaces; and/or
 - f. Appropriate topographic or vegetative screening.
7. To encourage more efficient use of land and public services through unified development.
8. To establish development review criteria which promote creative design solutions in a manner which best conserves the area's resources.
9. To establish a review process which maintains local review and approval of the overall development plan and which results in the timely consideration of an application.
10. To ensure that the proposed Conservation Development complies with the objectives of Copley Township as expressed in this Township Zoning Resolution and the Township Comprehensive Land Use Plan.

These regulations are established under the Authority of O.R.C. §519.021(A), Planned Unit Development.

**R-CD
(Conservation
Development)
Residential
District**



PRDD (Planned Residential Development District)

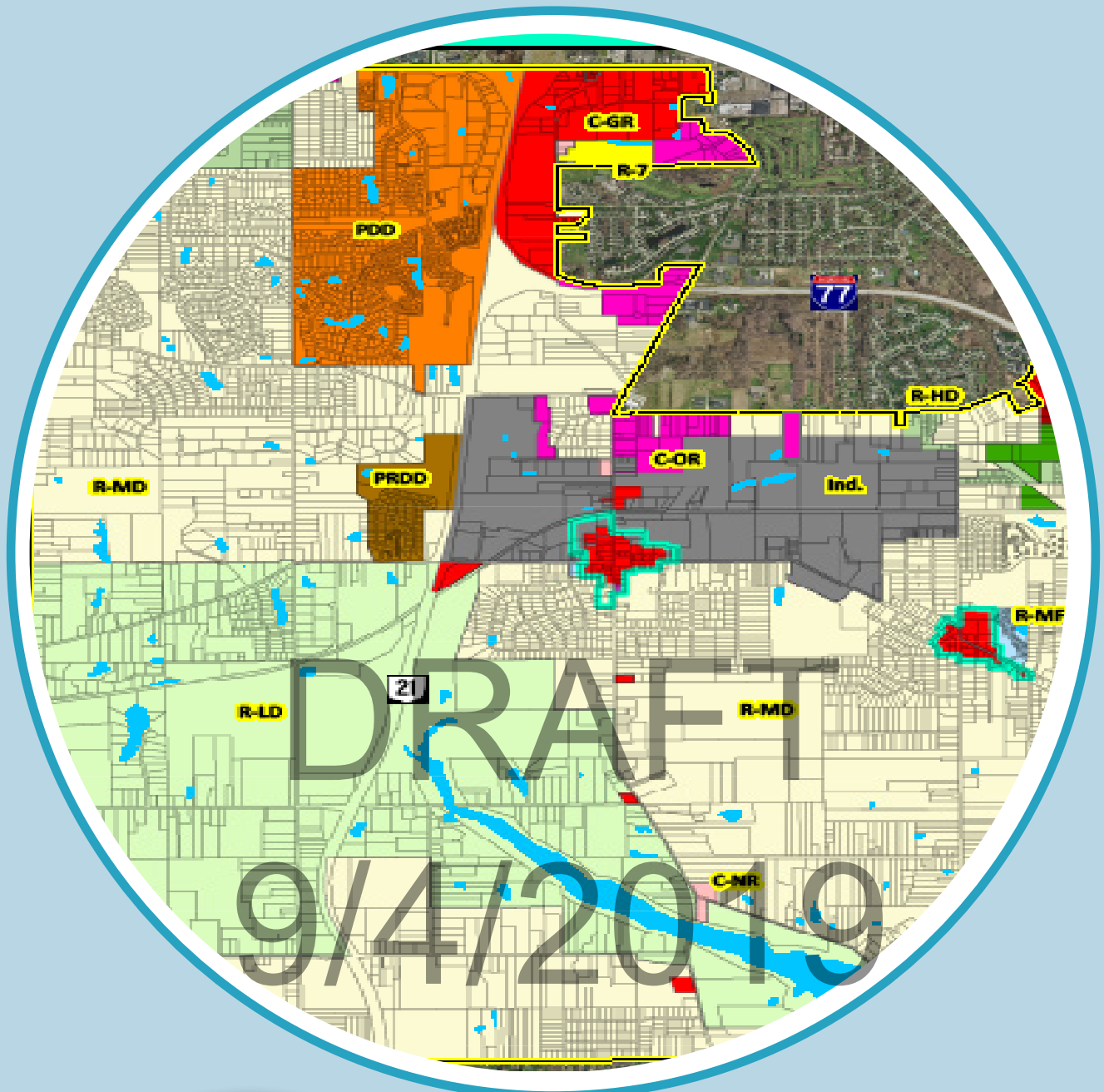
The purpose of the Planned Residential Development District is to recognize, encourage, accommodate creative and imaginative planned residential developments that utilize innovations in the technology of land development that are in the best interests of Copley Township. The Planned Residential Development District is designed to achieve the following objectives:

1. To provide for the preservation of topographic and other natural features.
2. To allow flexible residential development on larger sites, particularly sites that are impacted by the existence of such natural features as swamps, wetlands, natural ponds, marshes, steep slopes, rock outcroppings, floodplains and large wooded areas.

PRDD (Planned Residential Development District

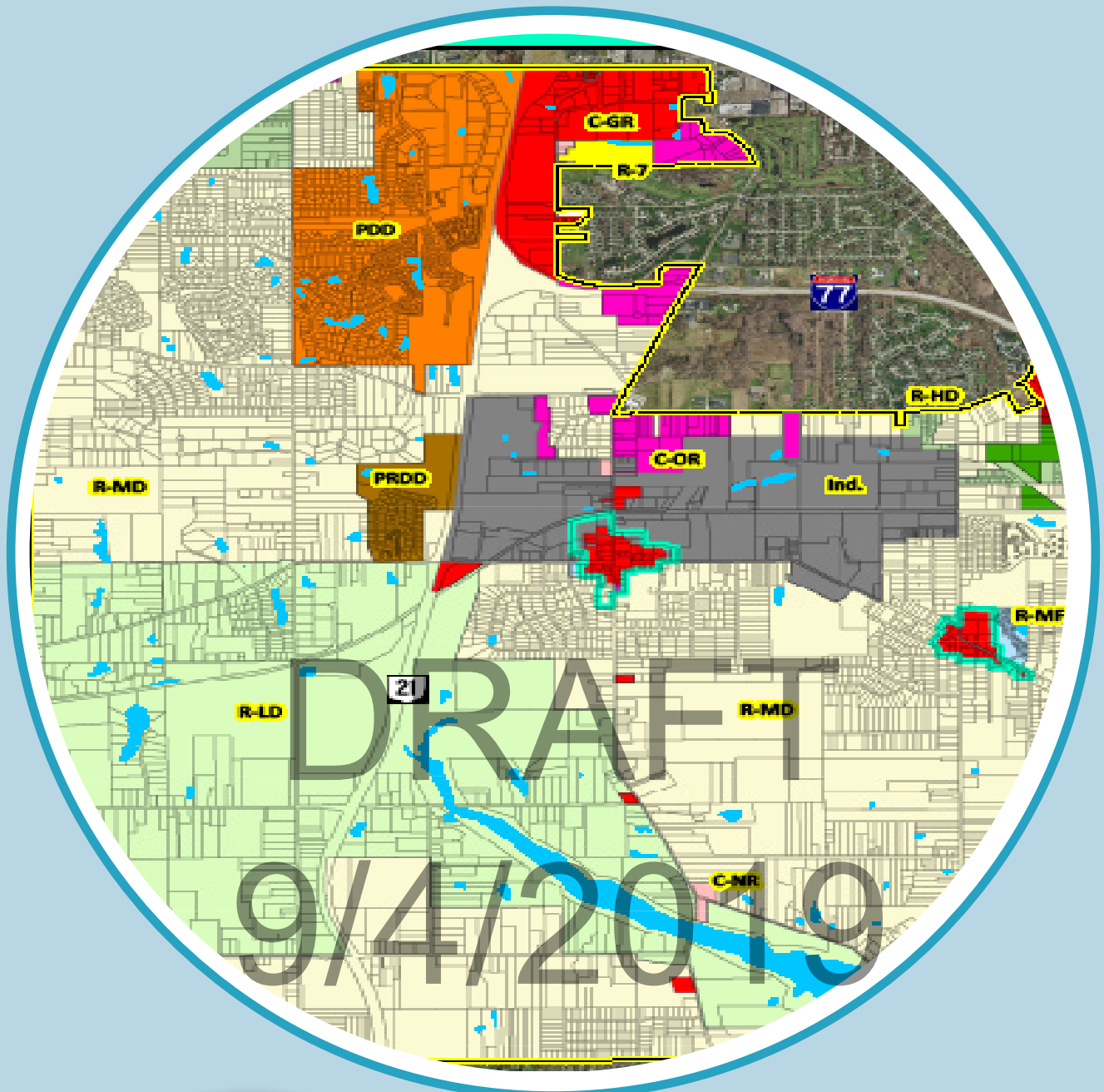
3. To permit the flexible spacing of lots and buildings in order to encourage the separation of pedestrian and vehicular circulation; the provision of readily accessible recreation areas and open spaces; and the creation of functional and unique residential areas.
4. To promote more efficient and economic arrangement, distribution and use of public and private streets, sanitary sewers and central water supplies.
5. To ensure that new development occurs in a manner and at a density that is compatible with adjacent residential districts.
6. The overall density shall not exceed two (2) dwelling units per gross acre.

DRAFT
9/4/2019



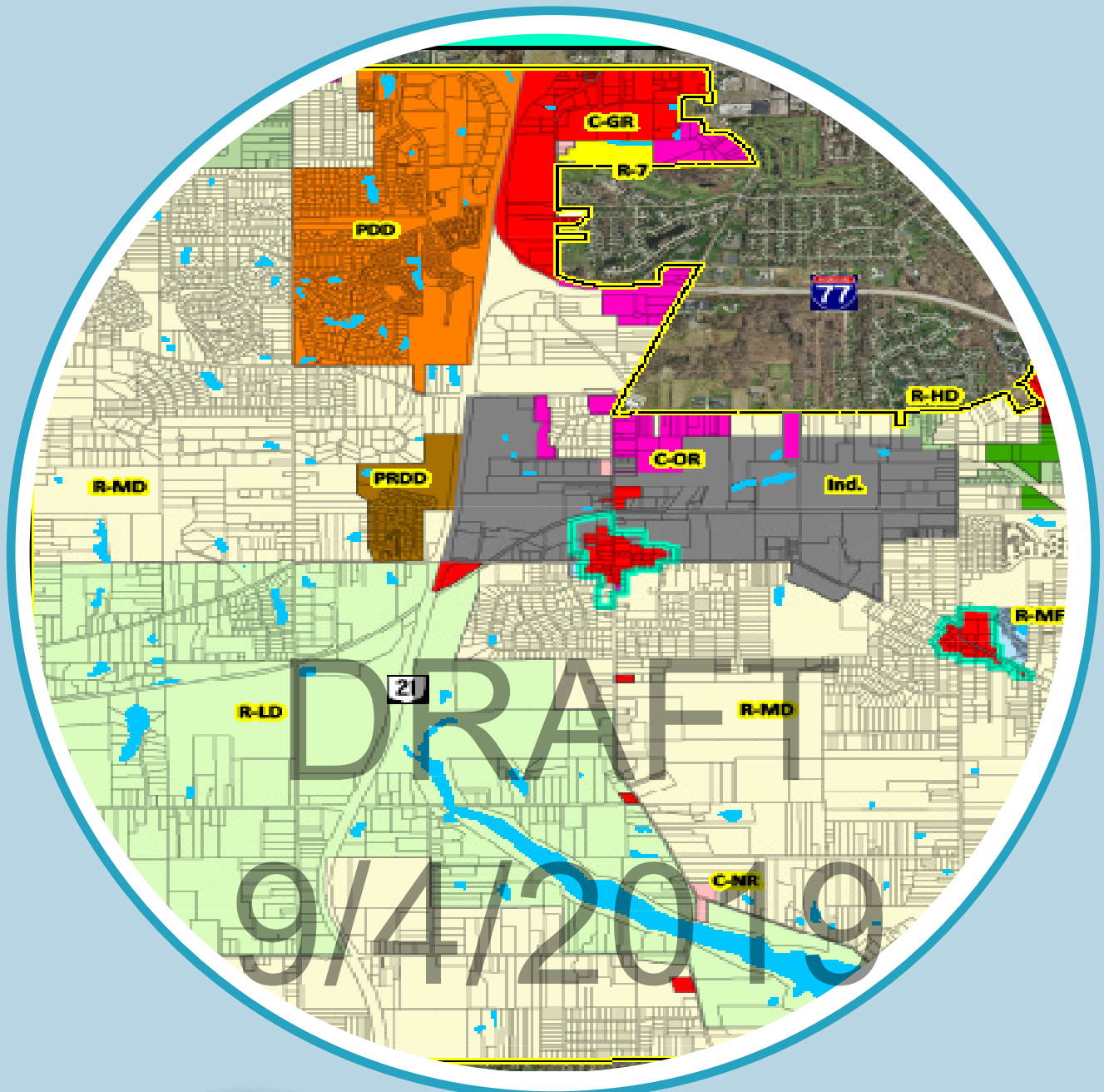
C-GR (General Retail) Commercial District

This District, comprising the C-3 District in the previous Zoning Resolution until such time as the Township Zoning Map is amended to designate the location of the C-GR District, is established to provide for a wide range of retail and service uses, including high intensity retail and service uses, such as largescale retail establishments, that meet the shopping needs of the community and the region. This District is an appropriate location for developments featuring multiple retail and service uses on large sites with parking and drives for multiple tenants and coordinated signage and landscaping.



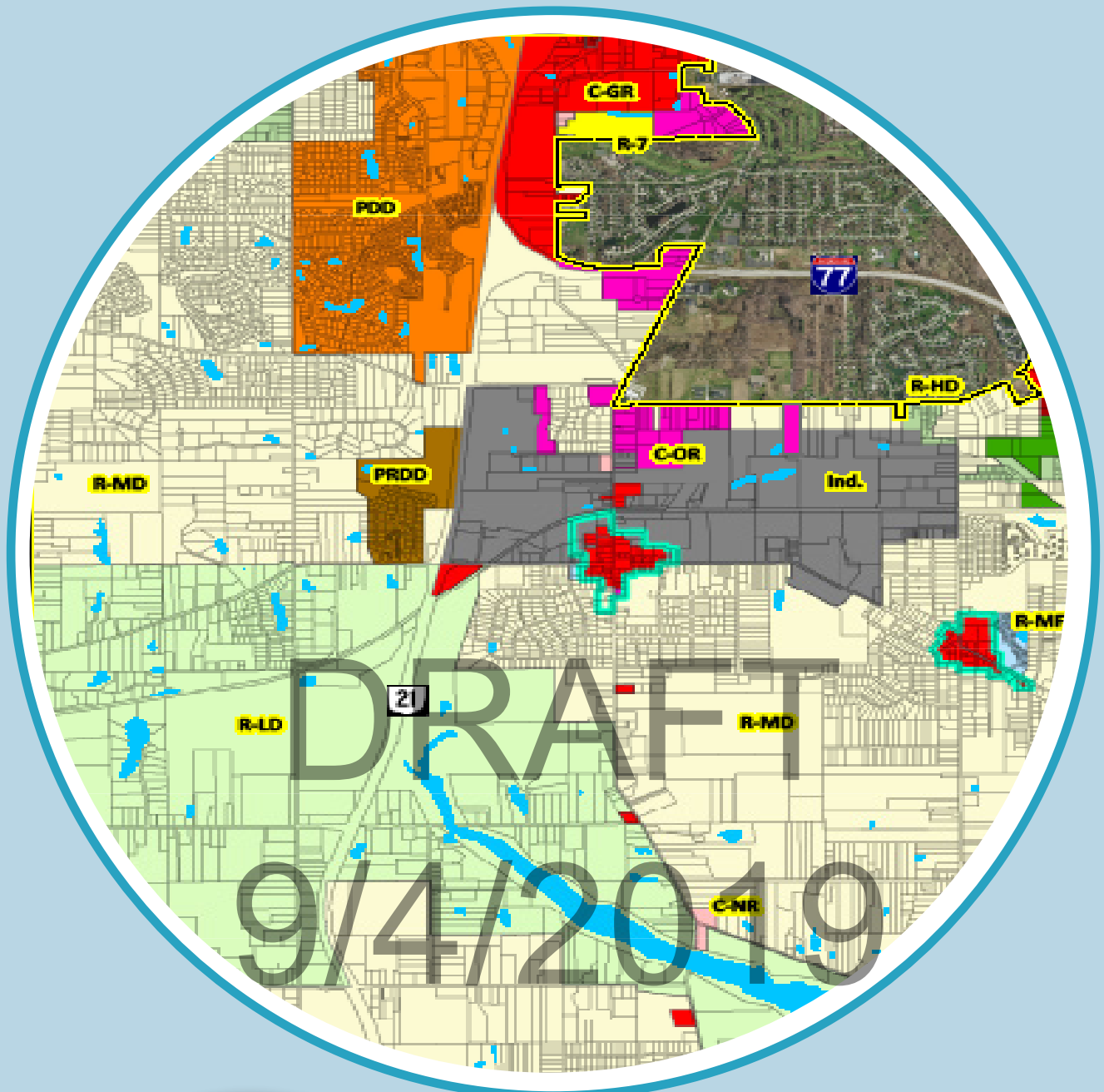
**C-NR
(Neighborhood
Retail)
Commercial
District**

This District, comprising the C-1 District in the previous Zoning Resolution until such time as the Township Zoning Map is amended to designate the location of the C-NR District, is established to accommodate individual and smaller groupings of retail and personal service businesses on relatively small lots of two (2) acres or less in proximity to residential districts that will primarily serve the residents of the immediate and nearby neighborhoods. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses on large lots



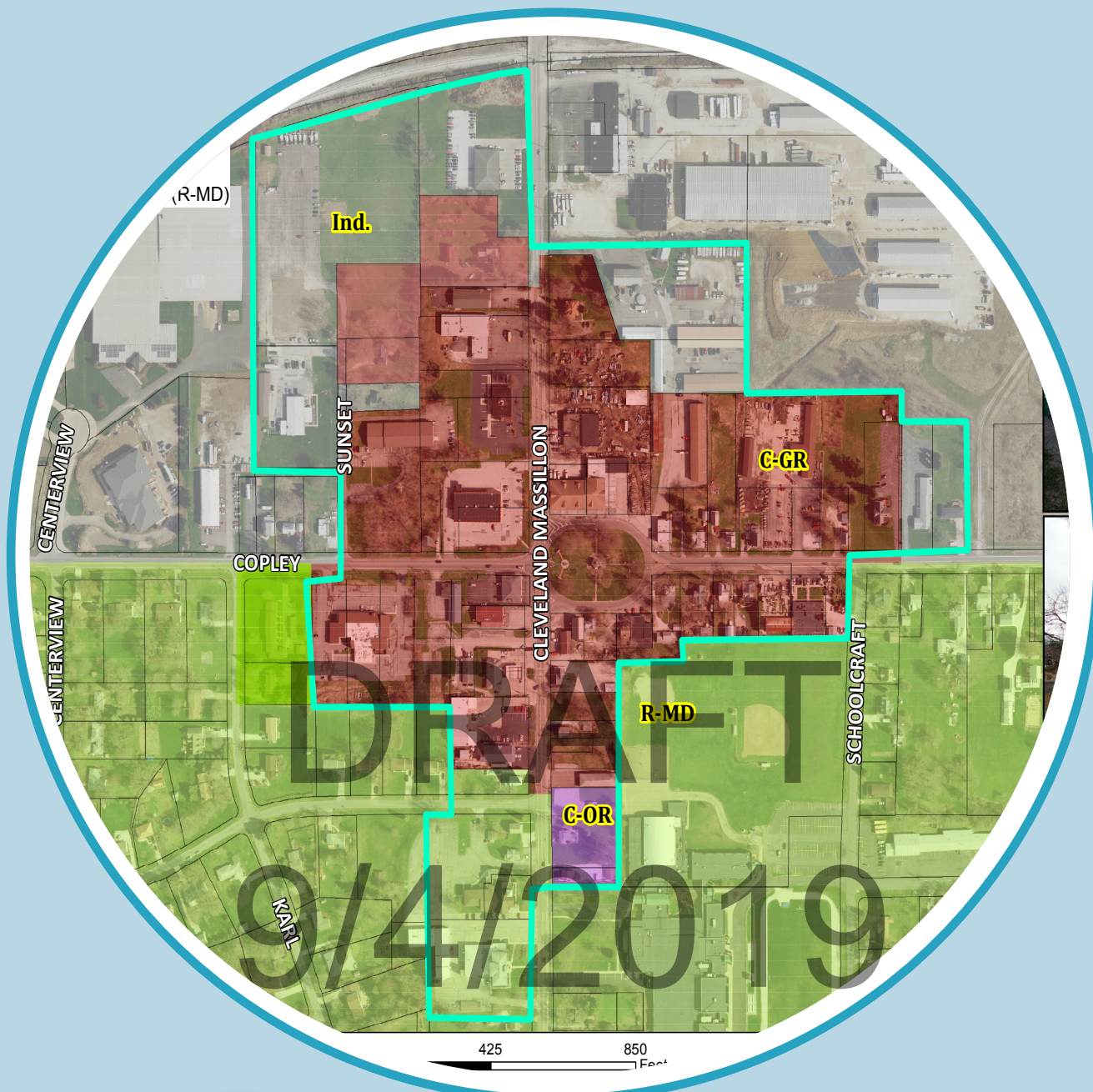
C-O/R (Office/ Retail) Commercial District

This District, comprising the C-2 District in the previous Zoning Resolution until such time as the Township Zoning Map is amended to designate the location of the C-O/R District, is established to create an environment primarily, but not exclusively, for the development of well located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses.



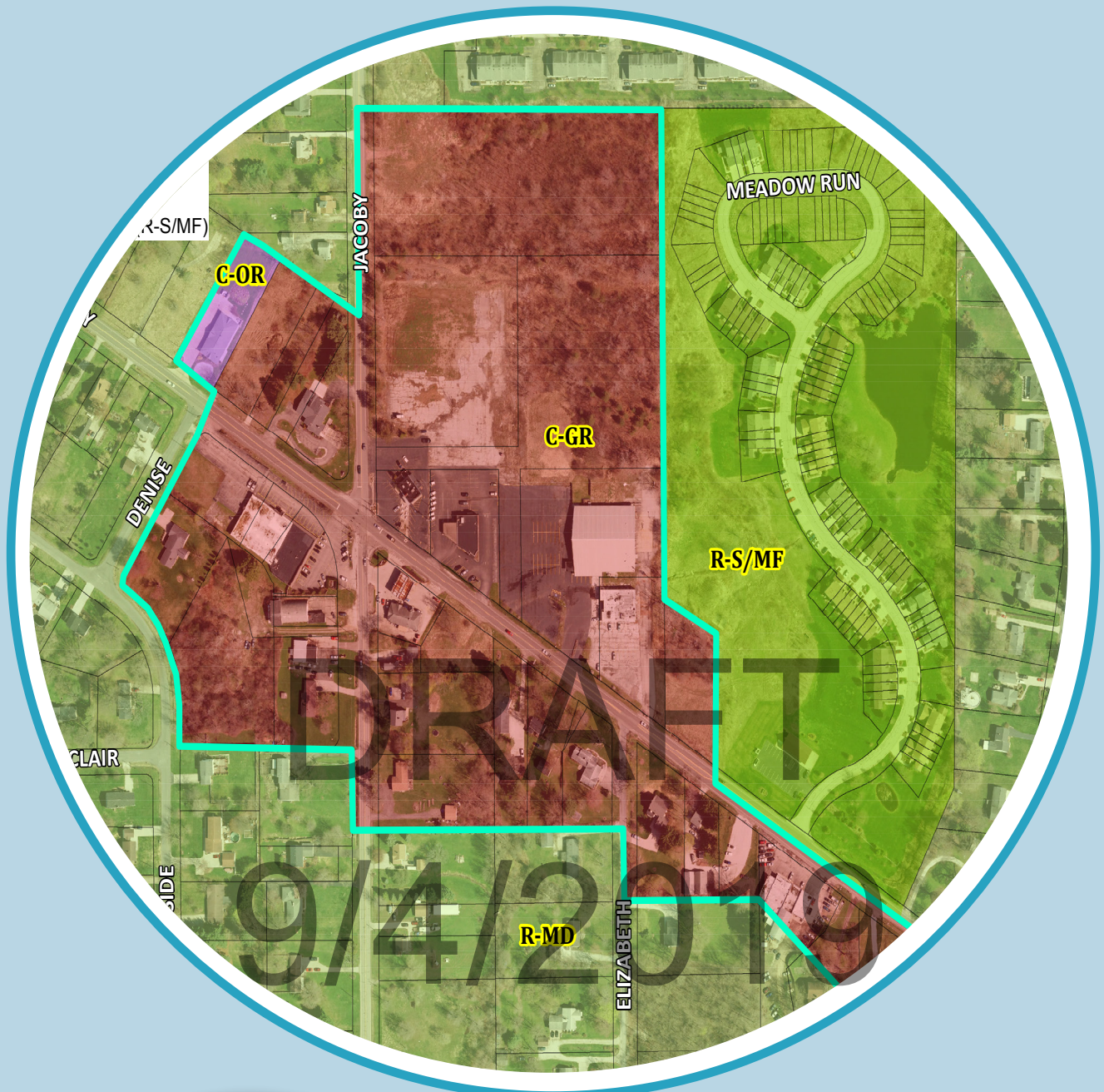
C-HS (Highway Service) Commercial District

This District, comprising the C-4 District in the previous Zoning Resolution until such time as the Township Zoning Map is amended to designate the location of the C-HS District, is established primarily to provide for retail and service uses that are typically located near major thoroughfares and that are compatible with, but not exclusively for, highway travel and the accommodation of all night and rest stop services. This District is not intended to accommodate large-scale high intensity retail and service uses.



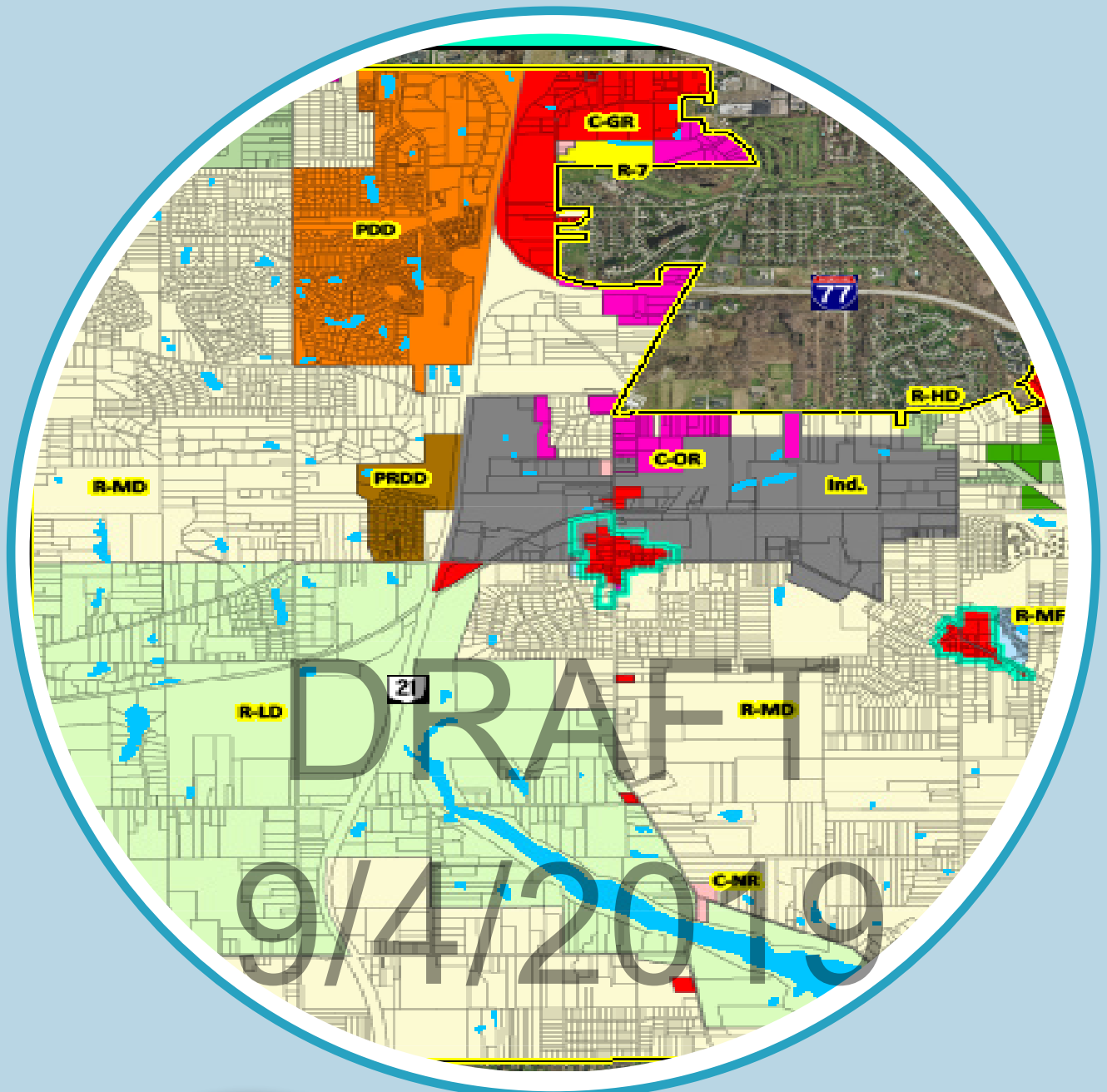
Copley Circle Mixed-Use Compact Development District

The Copley Circle Mixed Use Compact Development (MUCD) District and its regulations are established in order to alleviate the hardships faced by current property owners, and thereby insure the future vitality of the proposed District, by bringing certain uses of property into conformity with the Zoning Resolution through this provision. More specifically, the Copley Circle MUCD District would permit mixed use development in the Copley Circle area as suggested by the Copley Township Comprehensive Land Use Plan.



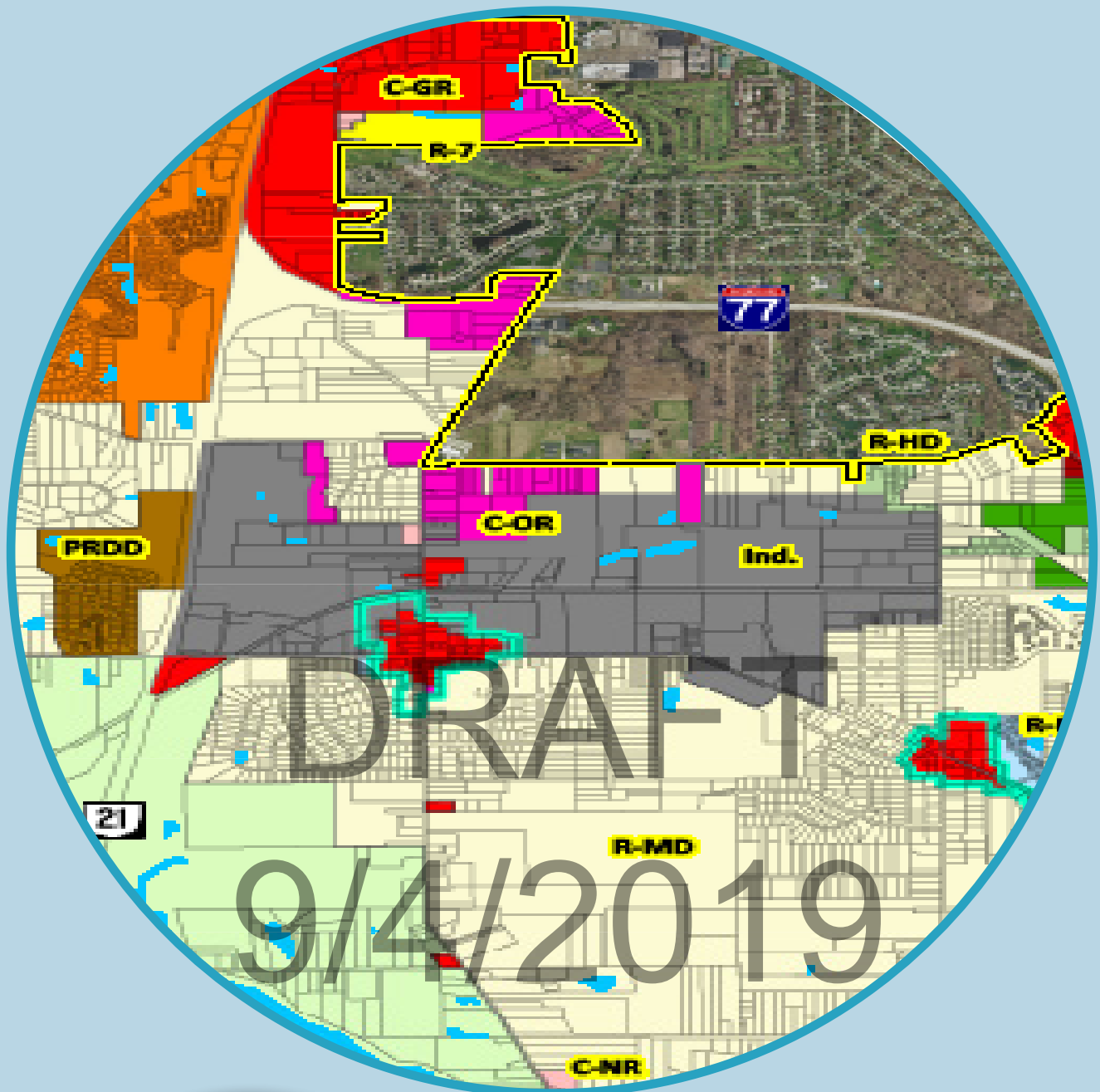
**Copley Rd./
Jacoby Rd.
Mixed-Use
Compact
Development
District**

The Copley Road/Jacoby Road Mixed Use Compact Development (MUCD) District and its regulations are established in order to alleviate the hardships faced by current property owners, and thereby insure the future vitality of the proposed District, by bringing certain uses of property into conformity with the Zoning Resolution through this provision. More specifically, the Copley Road/Jacoby Road MUCD District would permit mixed use development within the area as suggested by the Copley Township Comprehensive Land Use Plan.



Mixed-Use Compact Development District

The Mixed-Use Compact Development (MUCD) District and its regulations are established in order to permit compact, mixed use neighborhoods where residential, commercial and civic buildings could be within close proximity to each other.



I-Industrial District

This District, comprising the I-1 Light Industrial District and the I-2 Heavy Industrial District in the previous Zoning Resolution, is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial or service activities which in their normal operation have little or no adverse effect on adjoining properties. Provision is also made for a wider range of assembling, fabricating, and manufacturing activities as conditionally permitted uses, provided they can meet the standards necessary to insure that the effects of their objectionable characteristics on adjoining properties can be minimized.

Chapter 5:

Current Land Use

Planned Development District

A Comprehensive Development Plan 77-18 adopted in 1984, created a designated zoning district titled the Planned Development District (PDD), to handle the increasing development in the Montrose West Area.

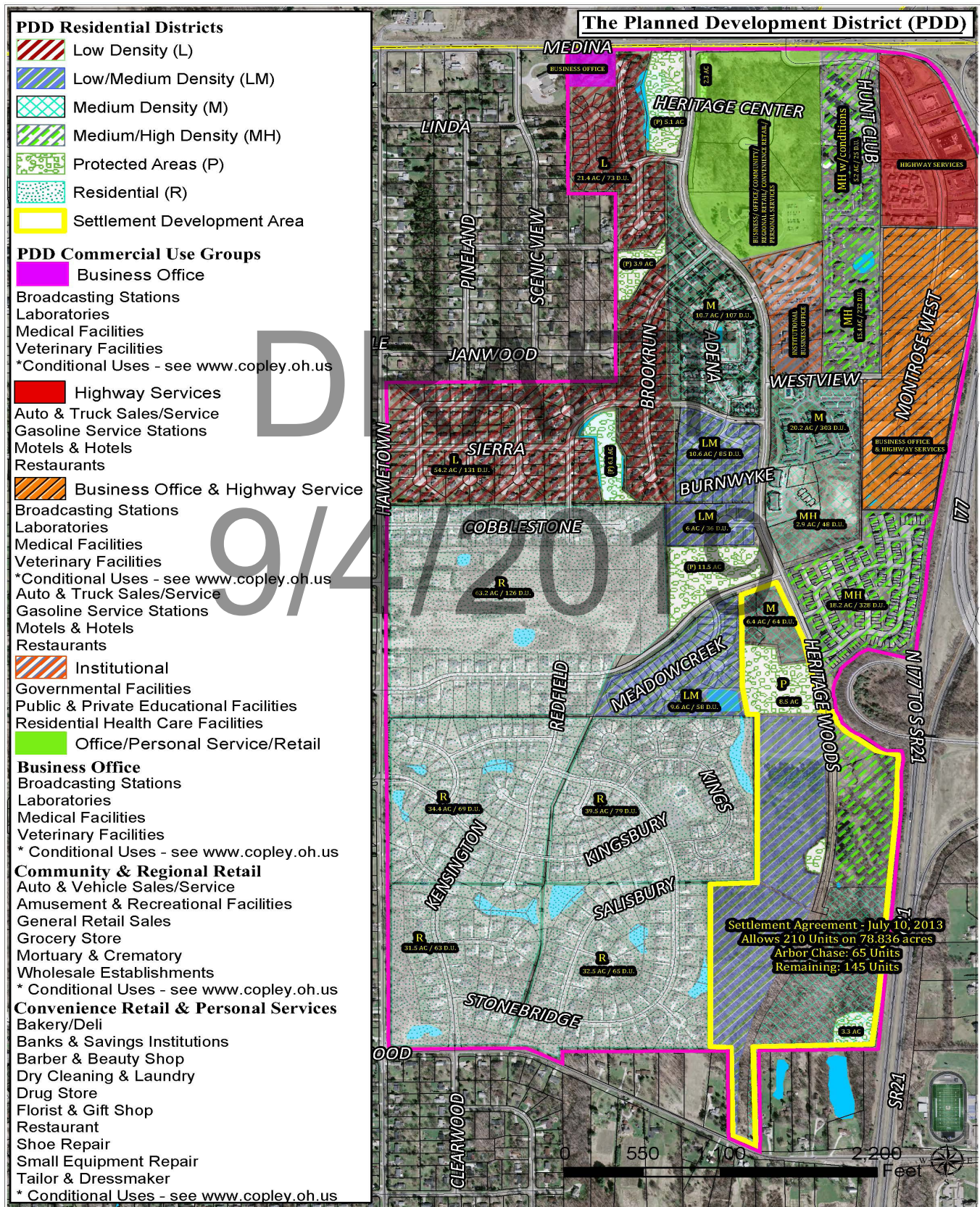
The PDD was created to employ new techniques of planning and community development for unified areas bounded by collector, arterial or interstate streets where central sewer and water facilities are available. In addition, the PDD goals hoped to provide for the preservation of topographic and other natural features, more specifically:

- To provide for proper and safe access to abutting highways for public safety and other services;
- To provide for greater efficiency in providing public utility services;
- To provide for the management of the impacts of storm water upon the district and the surrounding area;
- To provide for the more efficient allocation of private lots, multi-family dwellings common areas and non-residential uses; and
- To provide for Uniform Design Criteria which protect the values of the district and the community.



Chapter 5: Current Land Use

Planned Development District



Chapter 5:

Current Land Use

Regional Planning Efforts

The Summit County General Land Use Plan (2006) is a policy plan intended to complement and strengthen local planning efforts. A citizen survey prioritized issues regarding maintaining and improving the quality of life in the County. Some of the items Identified were:

- Controlling traffic congestion
- Preserving open space
- Promoting well-balanced subdivisions
- Providing water/sewer services
- Providing parks/recreational opportunities
- Controlling urban sprawl

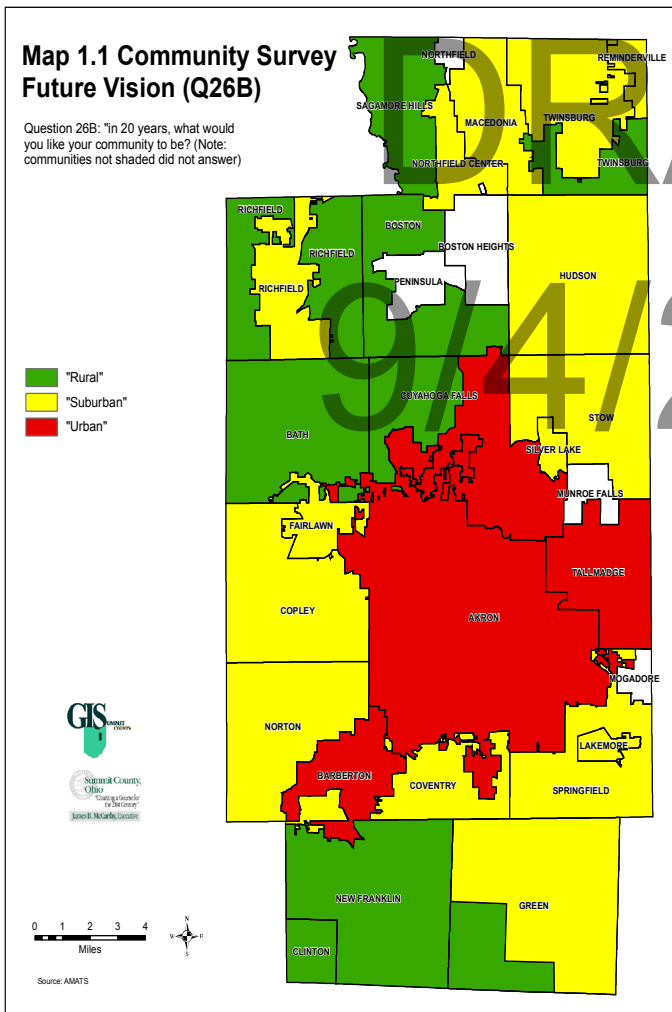
The goals and objectives of the plan address:

- Cultural resources and historic preservation
- Adequate housing
- Land use incorporating Smart Growth Management Techniques
- Natural resource preservation
- Utilities and storm water management
- Economic development
- Transportation

Some of the recommended smart growth development options include:

- Open space conservation development
- Infill development
- Compact development
- Mixed-use development
- Transit oriented development
- Revitalization of older urbanized areas

A complete copy of the Summit County General Land Use Plan can be found on the County of Summit website at www.co.summit.oh.us.

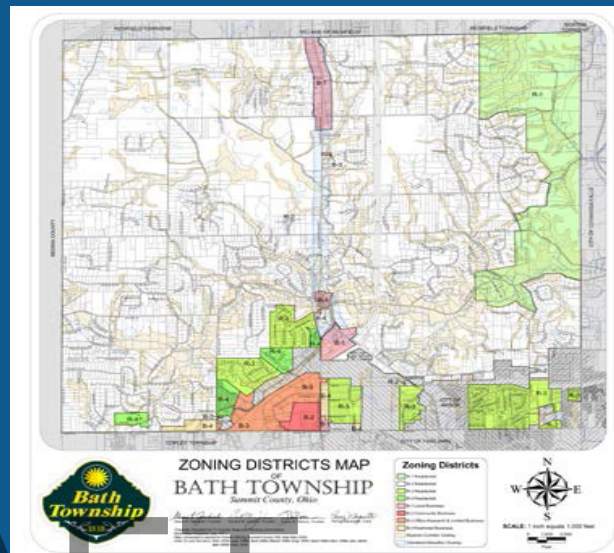


Chapter 5: Current Land Use

Adjacent Communities Planning & Zoning

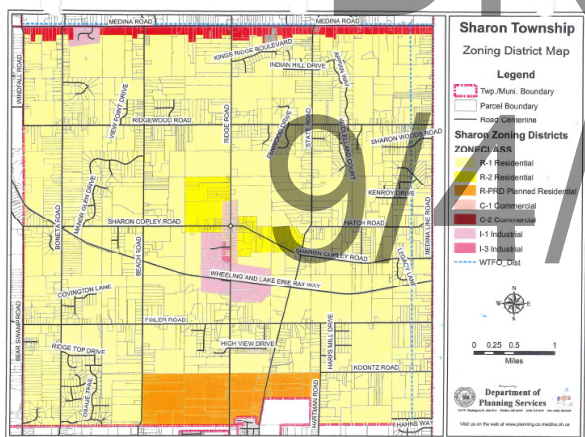
✓ Bath Township

The Bath Township Comprehensive Plan (1996) was developed as a well-delineated plan providing a blueprint for implementation actions that will guide future development in a manner that retains the open space design of Bath Township. It protects the integrity of existing neighborhoods and encourages quality improvements in transitional gateway areas of the Township. Bath Township Zoning reflects the plan. In addition, Bath Township Design Guidelines were developed by citizens of the community and are the basis of recent changes to the Bath Township Zoning Resolution.



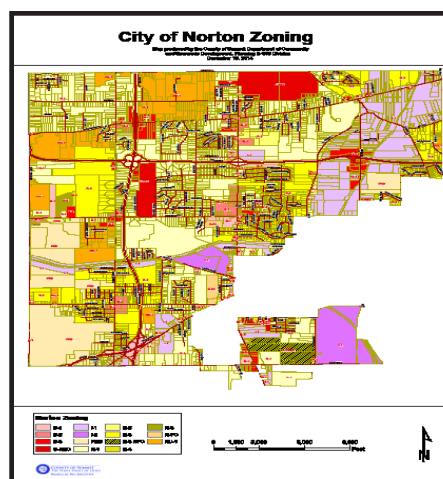
✓ Sharon Township

Sharon Township is in one of Medina County's fastest growing areas. The township is currently in the process of exploring an update to its Comprehensive Plan and Zoning Resolution. The area contiguous, along the border of Copley Township is currently zoned at a 2 acre density with open space subdivision Planned Unit Development options.



✓ City of Norton

The City of Norton is currently working on: Zoning Code Updates, Subdivision Regulations Update, City of Norton Storm Water Management Program Phase II, Business Retention Program, and a Wolf Creek/Pigeon Creek Trail and Greenway System. The City is planning to update its Comprehensive Plan.



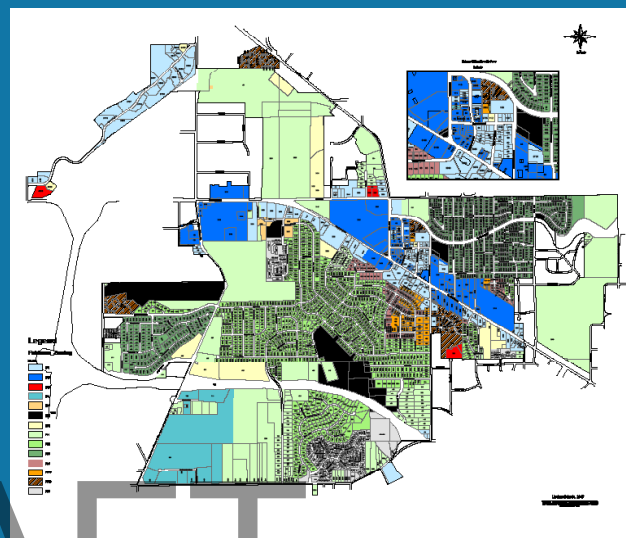
Chapter 5:

Current Land Use

Adjacent Communities Planning & Zoning

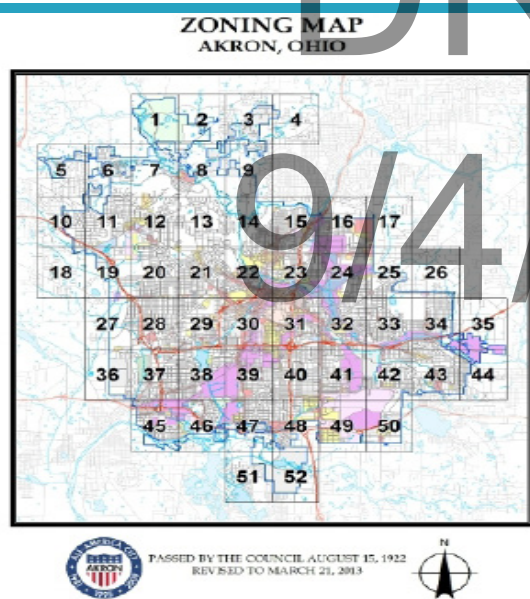
City of Fairlawn

Fairlawn was once part of Copley Township. In 1961, Fairlawn incorporated and has seen tremendous residential and commercial development over the years. Nearly built out, the city has 7,300 residents with a daily workforce of 40,000 persons.



City of Akron

A majority of the City of Akron, which borders Copley Township, is zoned for single family. There are also apartments, industry, and commercial districts near the Township's borders. The city is interested in development within Copley Township due to the partnership of the JEDD.



Chapter 5:

Current Land Use

Alternative Development Scenarios

Under current zoning, buildout of potential development areas would have significant regional impacts on not only rural character but also additional children in schools and vehicular trips per day. Modeling was done based on potential development areas as determined by the land use survey and removing environmentally constrained lands that are protected under Summit County's riparian setbacks. In the conservation development/transfer of development rights scenario buildout, development was redirected from other environmentally sensitive lands targeting unconstrained, nonsensitive potential development areas and infill for development and redevelopment.

CommunityViz™ Geographic Information System (GIS) decision support software was used to examine possible future land use patterns and their effects and to illustrate the results of alternative policy implications. This included running a buildout scenario of current zoning. A numeric build-out analysis in CommunityViz made a mathematical calculation measuring the holding capacity of the potential development areas. Land use assumptions were converted into building counts. The assumptions included density, efficiency, and constraints to development. An efficiency of 80% was used for infrastructure. Floodplains, wetlands, and Summit County riparian setbacks were used as environmental constraints to development.

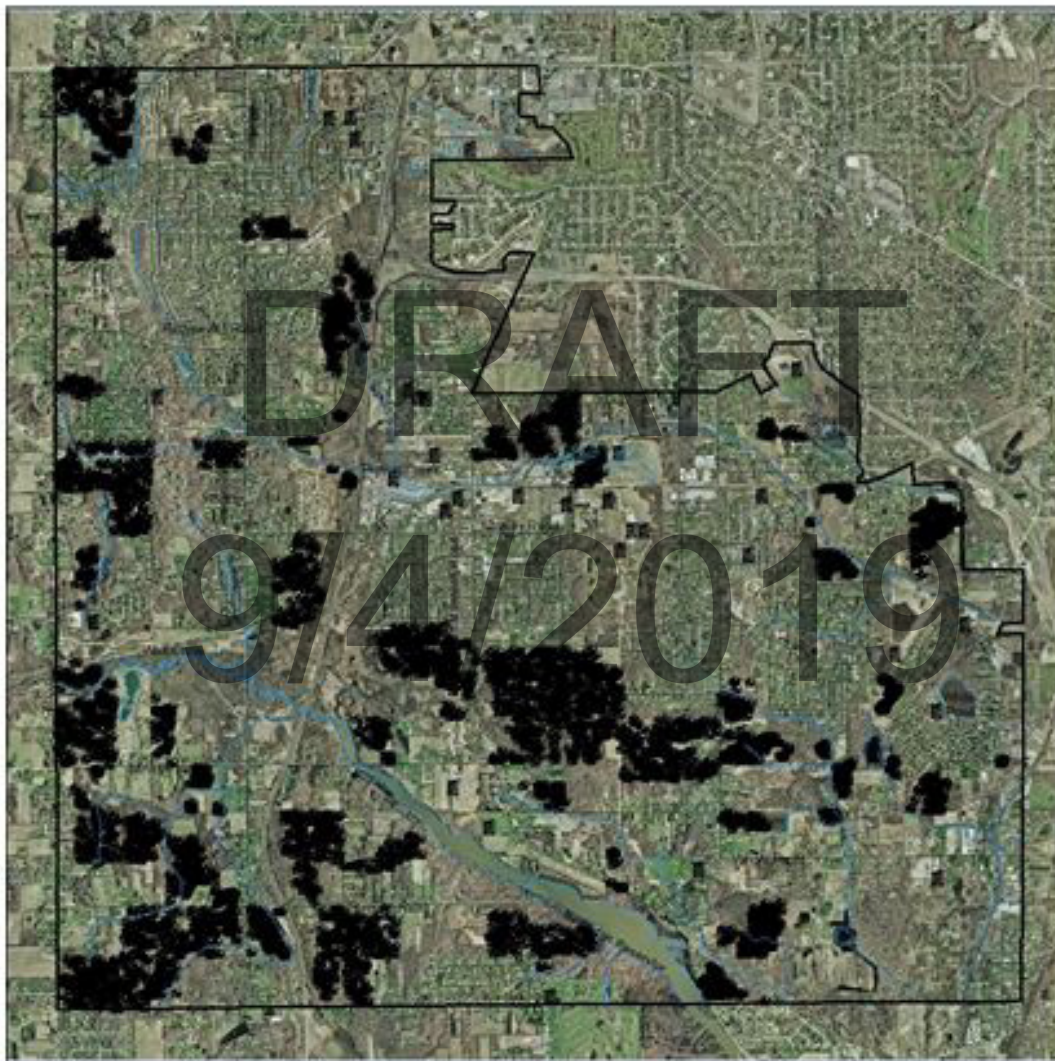
The number of additional units that could be built exceeds 3,700, nearly three quarters of existing households. Of these potential new homes in the Township, many would impact current woodland resources and, even with riparian setbacks, would be located in the riparian corridor. Buildout under this scenario would affect the quantity and quality of water flowing down through Wolf Creek watershed to the streams and rivers, influencing flooding, erosion, water quality, and habitat. The results of the analysis are contained in the following map and provide a planimetric view. For both, current conditions and the projected buildout condition are illustrated.

Chapter 5:


Current Land Use

Build Out Under Current Zoning Map

Since 2009, residential development has occurred primarily in the Northwest quadrant of the township. Development in this area accounts for the build out of approximately 350 new residential parcels.



Legend

 Potential Sites For New Homes

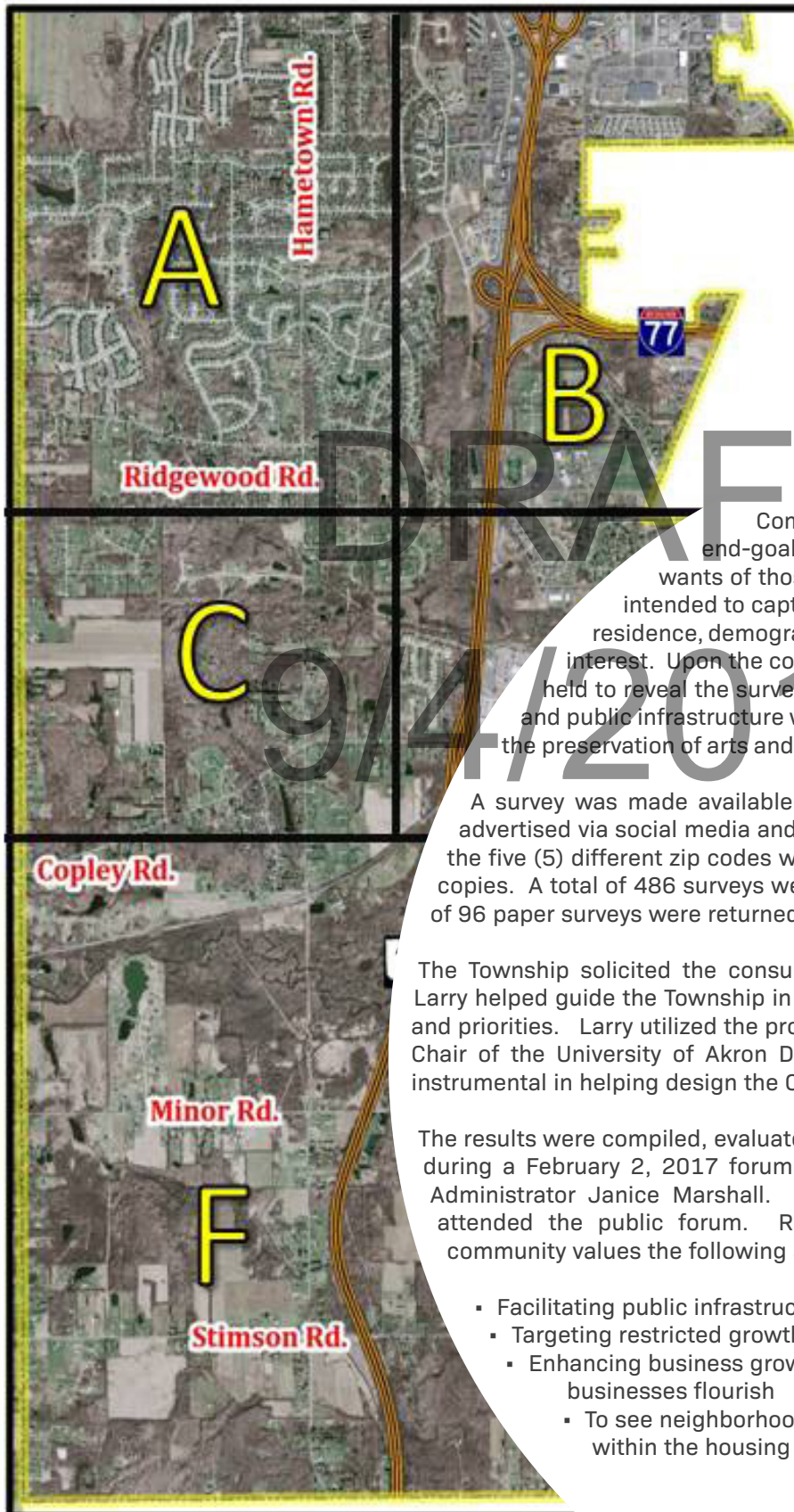
Potential new homes based on current zoning and buildout modeling of development areas. Build out modeling estimates an additional 3,700 housing units.

Projection: State Plane Ohio North NAD83



Chapter 6:

Community Perspectives Survey



In 2016, The Township conducted a Community Perspectives Survey with the end-goal of a better understanding of needs and wants of those within the community. The survey was intended to capture the respondents geographical area of residence, demographic information, and to prioritize areas of interest. Upon the conclusion of the survey, a public forum was held to reveal the survey. Survey results indicated that facilities and public infrastructure were most important to respondents while the preservation of arts and historical structures was valued the least.

A survey was made available online as well as paper/pencil and was advertised via social media and other news outlets. A random sample of the five (5) different zip codes within Copley were used to mail 200 paper copies. A total of 486 surveys were submitted. Of those submitted, a total of 96 paper surveys were returned while 390 were submitted electronically.

The Township solicited the consulting services of Larry Lallo, MBA CEcD. Larry helped guide the Township in the discovery phase of community needs and priorities. Larry utilized the professional expertise of Dr. Paul Levy, Ph.D. Chair of the University of Akron Department of Psychology. Dr. Levy was instrumental in helping design the Community Perspective Survey.

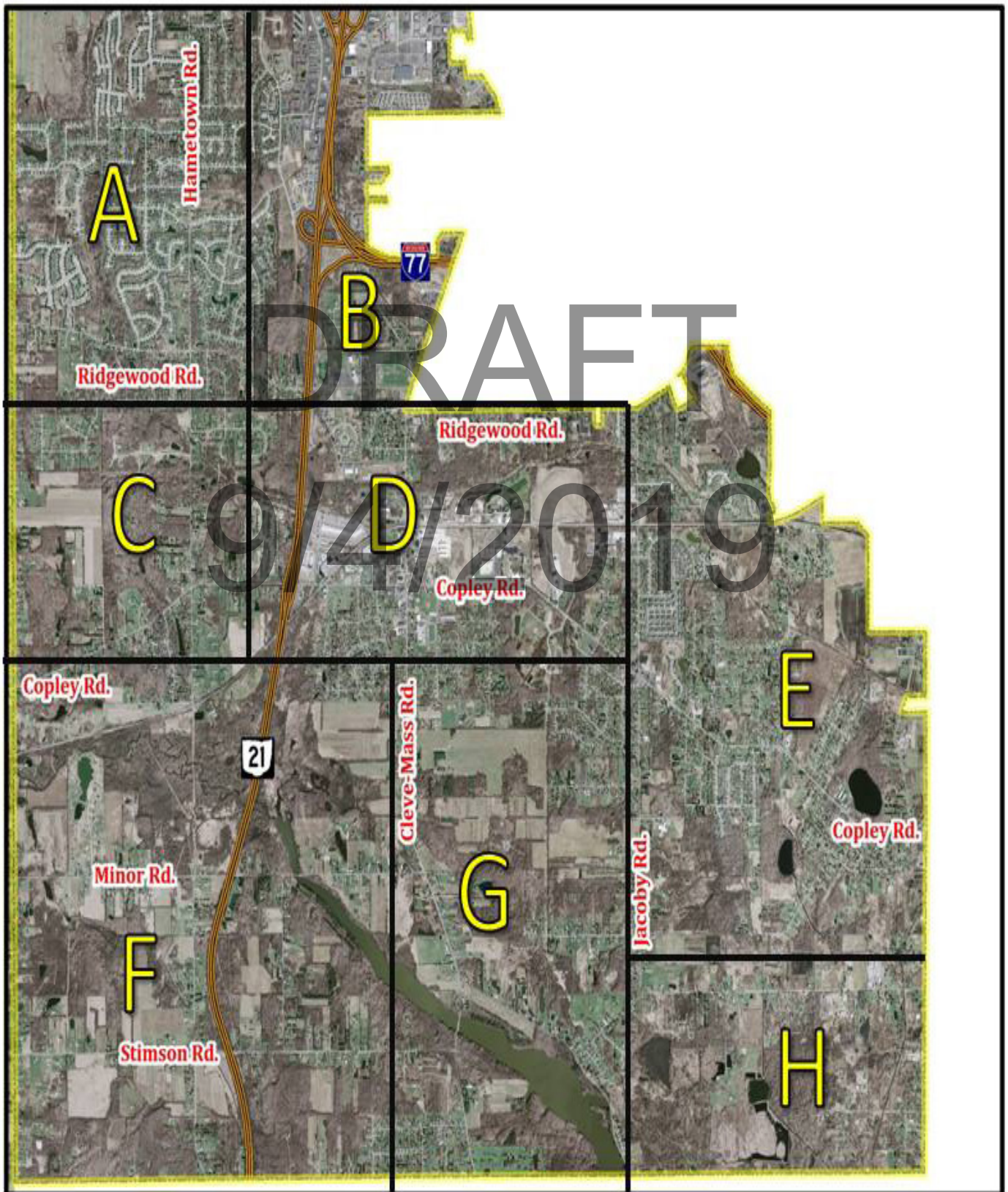
The results were compiled, evaluated, discussed and presented to the public during a February 2, 2017 forum. The public forum was led by Township Administrator Janice Marshall. In total, approximately 80 individuals attended the public forum. Results of the survey revealed that the community values the following areas:

- Facilitating public infrastructure
- Targeting restricted growth and land preservation policies
 - Enhancing business growth and a desire to see small town businesses flourish
 - To see neighborhood enhancements within the housing stock

Chapter 6:

Community Perspectives Survey

Residents were asked to look at the Township map below and to circle the letter which best described where they live:



Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q1 Please indicate, the areas you consider to be the most important for Copley Township to focus on during the next five years by ranking the following areas with 1 being your top priority and 5 being your lowest priority

Answered: 461 Skipped: 0



	1ST AND 2ND PRIORITY RANKING	3	4	5	TOTAL
Community Facilities / Transportation / Water Lines / Sanitary Sewer / Storm Sewer	49.67% 229	21.26% 98	16.49% 76	12.58% 58	
Recreation / Environmental / Open Space Preservation	43.60% 201	20.61% 95	22.13% 102	13.67% 63	
Businesses / Job Growth	43.38% 200	20.61% 95	19.74% 91	16.27% 75	
Neighborhoods / Housing	34.71% 160	20.39% 94	20.61% 95	24.30% 112	
Historic Preservation / Arts / Culture	28.63% 132	17.14% 79	21.04% 97	33.19% 153	

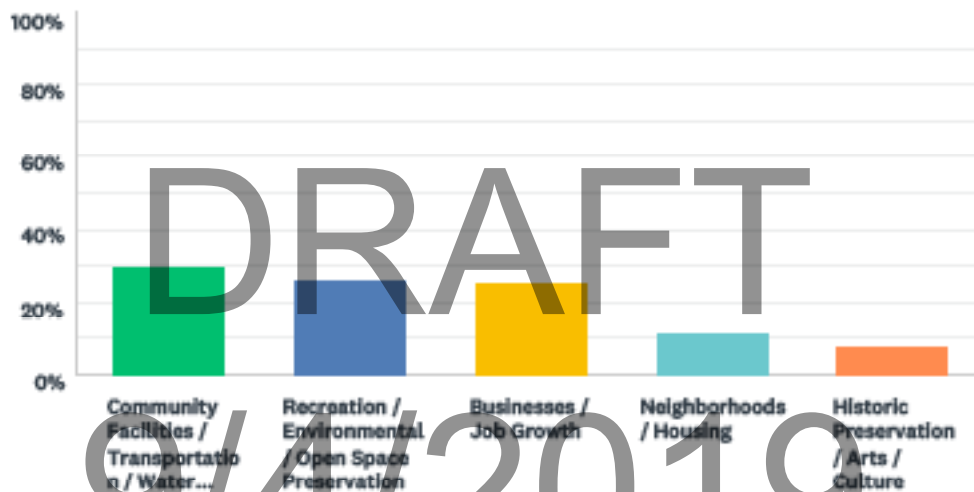
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q2 In order for us to get a deeper understanding about what is most important to you, please indicate which area you chose to be your **FIRST PRIORITY**:

Answered: 457 Skipped: 4



ANSWER CHOICES	RESPONSES
Community Facilities / Transportation / Water Lines / Sanitary Sewer / Storm Sewer	29.54%
Recreation / Environmental / Open Space Preservation	26.04%
Businesses / Job Growth	25.38%
Neighborhoods / Housing	11.60%
Historic Preservation / Arts / Culture	7.44%
TOTAL	

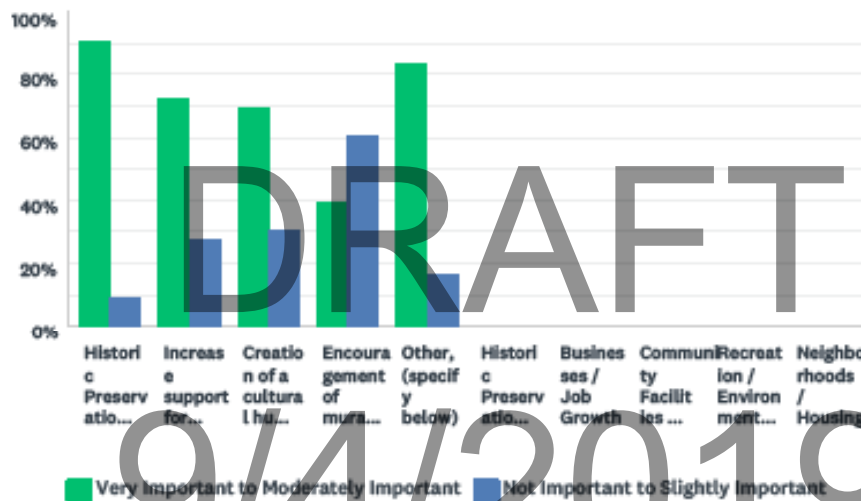
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q3 You have indicated that Historic Preservation, Arts and Culture is your FIRST priority. In addressing the community's historic preservation, arts and culture needs, please rate how important the following initiatives are on a scale of Very Important, Moderately Important, Slightly Important, Not at all Important:

Answered: 33 Skipped: 428



	VERY IMPORTANT TO MODERATELY IMPORTANT	NOT IMPORTANT TO SLIGHTLY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Historic Preservation of Copley's Historic Structures, Copley Circle, and Copley Culture	90.91% 30	9.09% 3	33	1.09
Increase support for local museums, art and cultural institutions, events and programs	72.73% 24	27.27% 9	33	1.27
Creation of a cultural hub / programs and places for youth	69.70% 23	30.30% 10	33	1.30
Encouragement of murals and public art	39.39% 13	60.61% 20	33	1.61
Other, (specify below)	83.33% 5	16.67% 1	6	1.17
Historic Preservation / Arts / Culture	0.00% 0	0.00% 0	0	0.00
Businesses / Job Growth	0.00% 0	0.00% 0	0	0.00
Community Facilities / Transportation / Water Lines / Sanitary Sewer / Storm Sewer	0.00% 0	0.00% 0	0	0.00
Recreation / Environmental / Open Space Preservation	0.00% 0	0.00% 0	0	0.00
Neighborhoods / Housing	0.00% 0	0.00% 0	0	0.00

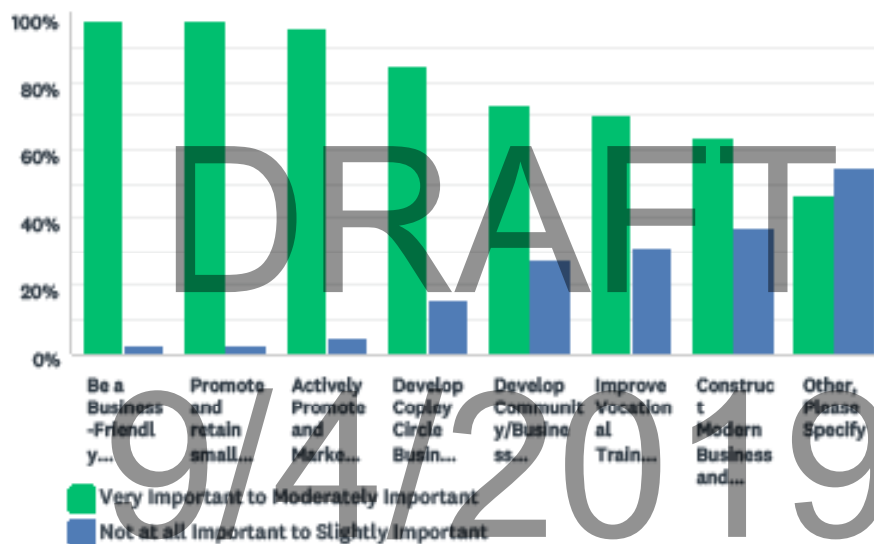
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q4 You have indicated that Businesses / Job Growth is your FIRST priority. In addressing the community's business / job growth initiatives, please rate how important the following are on a scale of: Very Important, Moderately Important, Slightly Important, Not at all Important:

Answered: 112 Skipped: 349



	VERY IMPORTANT TO MODERATELY IMPORTANT	NOT AT ALL IMPORTANT TO SLIGHTLY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Be a Business-Friendly Community	98.21% 110	1.79% 2	112	1.02
Promote and retain small businesses	97.32% 109	2.68% 3	112	1.03
Actively Promote and Market a positive Copley Image	95.54% 107	4.46% 5	112	1.04
Develop Copley Circle Business District	84.68% 94	15.32% 17	111	1.15
Develop Community/Business Student Internships	72.32% 81	27.68% 31	112	1.28
Improve Vocational Training and Work Force Development Opportunities	69.64% 78	30.36% 34	112	1.30
Construct Modern Business and Office Parks	63.06% 70	36.94% 41	111	1.37
Other, Please Specify	45.83% 11	54.17% 13	24	1.54

Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q5 You have indicated that Community Facilities/Transportation / Water Lines/Sanitary Sewer/Storm Sewer improvements are your FIRST priority. In addressing these initiatives, please rate how important the following initiatives are on a scale of: Very Important, Moderately Important, Slightly Important, Not at all Important:

Answered: 131 Skipped: 330



	VERY IMPORTANT TO MODERATELY IMPORTANT	NOT AT ALL IMPORTANT TO SLIGHTLY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Extend Sewer and Water Lines	82.44% 108	17.56% 23	131	1.18
Transportation improvements such as traffic signals, turning lanes	70.23% 92	29.77% 39	131	1.30
Revitalize Copley Circle streets, sidewalks, crosswalks, and curb appeal	67.94% 89	32.06% 42	131	1.32
Create a more walkable / bikeable community	64.12% 84	35.88% 47	131	1.36
Increase / Improve lighting in public spaces	60.31% 79	39.69% 52	131	1.40
Improve connectivity of neighborhoods, open space, and commercial areas	56.92% 74	43.08% 56	130	1.43
Increase and maintain bike lanes, trails, and paths	46.56% 61	53.44% 70	131	1.53
Other, (specify below)	75.00% 24	25.00% 8	32	1.25

Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q6 You have indicated that Recreation / Environment / Open Space is your FIRST priority. In addressing Copley's Recreation / Environment / Open Space initiatives, please rate how important the following initiatives are on a scale of: Very Important, Moderately Important, Slightly Important, Not at all Important:

Answered: 115 Skipped: 346



	VERY IMPORTANT TO MODERATELY IMPORTANT	NOT AT ALL IMPORTANT TO SLIGHTLY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Enhance/Maintain Community Beautification and Cleanliness.	93.04% 107	6.96% 8	115	1.07
Create more open space, neighborhood parks, community gardens and recreational facilities.	92.17% 106	7.83% 9	115	1.08
Improve/Create walking and biking lanes and paths.	83.48% 96	16.52% 19	115	1.17
Increase Environmental Preservation (clean air, clean water, eliminate plastic bags and Styrofoam).	73.91% 85	26.09% 30	115	1.26
Other (specific below).	92.59% 25	7.41% 2	27	1.07

Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q7 You have indicated that Neighborhoods / Housing is your FIRST priority. In addressing the community's neighborhood / housing initiatives, please rate how important the following initiatives are on a scale of Very Important, Moderately Important, Slightly Important, Not at all Important:

Answered: 48 Skipped: 413



	VERY IMPORTANT TO MODERATELY IMPORTANT	NOT AT ALL IMPORTANT TO SLIGHTLY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Improve Housing Conditions	83.33% 40	16.67% 8	48	1.17
Improve and Build Neighborhood Brands/Themes	76.60% 36	23.40% 11	47	1.23
Increase Code Enforcement	70.83% 34	29.17% 14	48	1.29
Attract high quality/ Unique Housing Developments	70.83% 34	29.17% 14	48	1.29
Require accountability of Landlords; increased tenant rights	64.58% 31	35.42% 17	48	1.35
Other (specify below)	82.35% 14	17.65% 3	17	1.18

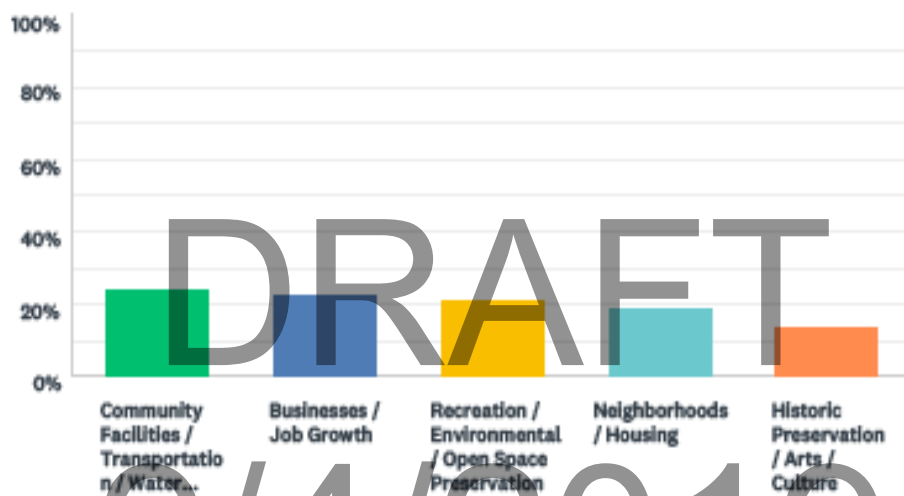
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q8 In order for us to get a deeper understanding about your next priority, please indicate which area you chose to be the **SECOND PRIORITY**.

Answered: 417 Skipped: 44



ANSWER CHOICES	RESPONSES	
Community Facilities / Transportation / Water Lines / Sanitary Sewer / Storm Sewer	24.22%	101
Businesses / Job Growth	22.30%	93
Recreation / Environmental / Open Space Preservation	21.10%	88
Neighborhoods / Housing	18.94%	79
Historic Preservation / Arts / Culture	13.43%	56
TOTAL		417

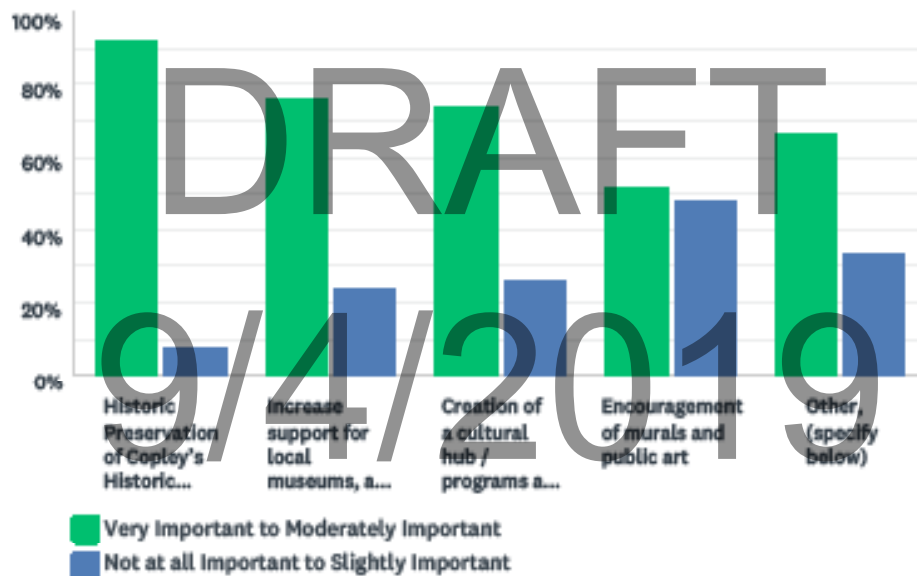
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q9 You have indicated that Historic Preservation, Arts and Culture is your SECOND priority. In addressing the community's historic preservation, arts and culture needs, please rate how important the following initiatives are on a scale of Very Important, Moderately Important, Slightly Important, Not at all Important:

Answered: 54 Skipped: 407



	VERY IMPORTANT TO MODERATELY IMPORTANT	NOT AT ALL IMPORTANT TO SLIGHTLY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Historic Preservation of Copley's Historic Structures, Copley Circle, and Copley Culture	92.59% 50	7.41% 4	54	1.07
Increase support for local museums, art and cultural institutions, events and programs	75.93% 41	24.07% 13	54	1.24
Creation of a cultural hub / programs and places for youth	74.07% 40	25.93% 14	54	1.26
Encouragement of murals and public art	51.85% 28	48.15% 26	54	1.48
Other, (specify below)	66.67% 8	33.33% 4	12	1.33

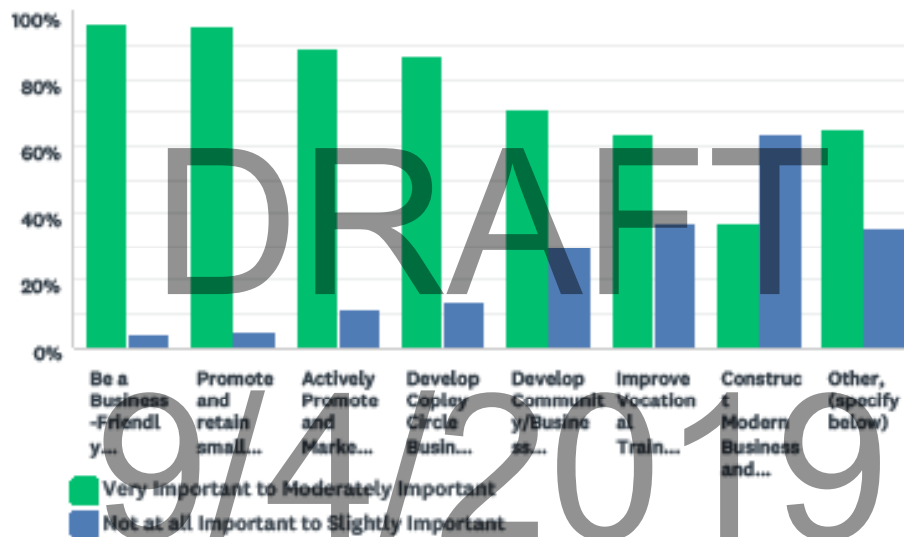
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q10 You have indicated that Businesses / Job Growth is your **SECOND** priority. In addressing the community's business / job growth initiatives, please rate how important the following are on a scale of: Very Important, Moderately Important, Slightly Important, Not at all Important:

Answered: 91 Skipped: 370



	VERY IMPORTANT TO MODERATELY IMPORTANT	NOT AT ALL IMPORTANT TO SLIGHTLY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Be a Business-Friendly Community	96.70% 88	3.30% 3	91	1.03
Promote and retain small businesses	95.60% 87	4.40% 4	91	1.04
Actively Promote and Market a positive Copley Image	89.01% 81	10.99% 10	91	1.11
Develop Copley Circle Business District	86.81% 79	13.19% 12	91	1.13
Develop Community/Business Student Internships	70.33% 64	29.67% 27	91	1.30
Improve Vocational Training and Work Force Development Opportunities	63.74% 58	36.26% 33	91	1.36
Construct Modern Business and Office Parks	36.26% 33	63.74% 58	91	1.64
Other, (specify below)	64.29% 9	35.71% 5	14	1.36

Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q11 You have indicated that Community Facilities/Transportation / Water Lines/Sanitary Sewer/Storm Sewer improvements are your **SECOND** priority. In addressing these initiatives, please rate how important the following initiatives are on a scale of: Very Important, Moderately Important, Slightly Important, Not at all Important:

Answered: 100 Skipped: 361



	VERY IMPORTANT TO MODERATELY IMPORTANT	NOT AT ALL IMPORTANT TO SLIGHTLY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Revitalize Copley Circle streets, sidewalks, crosswalks, and curb appeal	86.00% 86	14.00% 14	100	1.14
Improve connectivity of neighborhoods, open space, and commercial areas	81.00% 81	19.00% 19	100	1.19
Create a more walkable / bikeable community	80.00% 80	20.00% 20	100	1.20
Increase / Improve lighting in public spaces	80.00% 80	20.00% 20	100	1.20
Increase and maintain bike lanes, trails, and paths	77.00% 77	23.00% 23	100	1.23
Extend Sewer and Water Lines	77.00% 77	23.00% 23	100	1.23
Transportation improvements such as traffic signals, turning lanes	76.00% 76	24.00% 24	100	1.24
Other, (specify below)	68.42% 13	31.58% 6	19	1.32

Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q12 You have indicated that Recreation / Environment / Open Space is your SECOND priority. In addressing Copley's Recreation / Environment / Open Space initiatives, please rate how important the following initiatives are on a scale of: Very Important, Moderately Important, Slightly Important, Not at all Important:

Answered: 83 Skipped: 378



	VERY IMPORTANT TO MODERATELY IMPORTANT	NOT AT ALL IMPORTANT TO SLIGHTLY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Enhance/Maintain Community Beautification and Cleanliness.	91.57% 76	8.43% 7	83	1.08
Create more open space, neighborhood parks, community gardens and recreational facilities.	86.75% 72	13.25% 11	83	1.13
Improve/Create walking and biking lanes and paths.	83.13% 69	16.87% 14	83	1.17
Increase Environmental Preservation (clean air, clean water, eliminate plastic bags and Styrofoam).	68.67% 57	31.33% 26	83	1.31
Other (specific below).	77.27% 17	22.73% 5	22	1.23

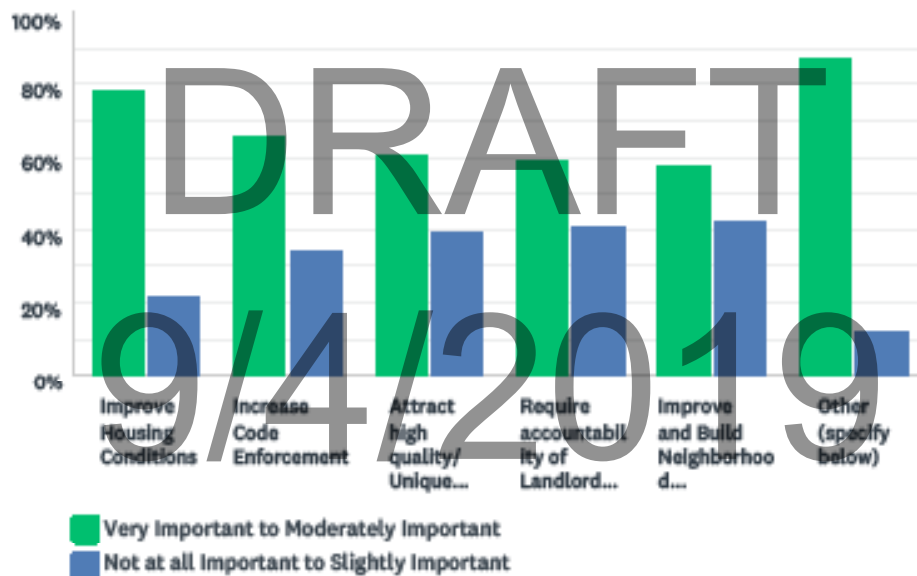
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q13 You have indicated that Neighborhoods / Housing is your **SECOND** priority. In addressing the community's neighborhood / housing initiatives, please rate how important the following initiatives are on a scale of Very Important, Moderately Important, Slightly Important, Not at all Important:

Answered: 78 Skipped: 383



	VERY IMPORTANT TO MODERATELY IMPORTANT	NOT AT ALL IMPORTANT TO SLIGHTLY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Improve Housing Conditions	78.21% 61	21.79% 17	78	1.22
Increase Code Enforcement	65.38% 51	34.62% 27	78	1.35
Attract high quality/ Unique Housing Developments	60.26% 47	39.74% 31	78	1.40
Require accountability of Landlords; increased tenant rights	58.97% 46	41.03% 32	78	1.41
Improve and Build Neighborhood Brands/Themes	57.69% 45	42.31% 33	78	1.42
Other (specify below)	87.50% 14	12.50% 2	16	1.13

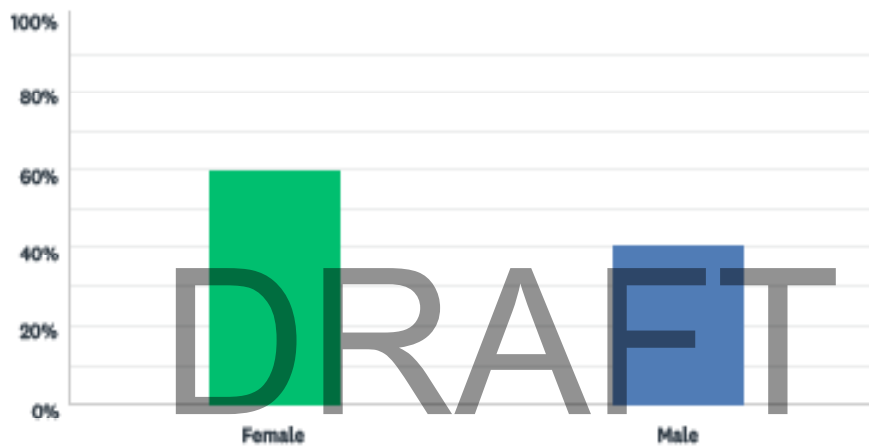
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q14 What is your Gender?

Answered: 406 Skipped: 55



ANSWER CHOICES	RESPONSES	
Female	59.61%	242
Male	40.39%	164
TOTAL		406

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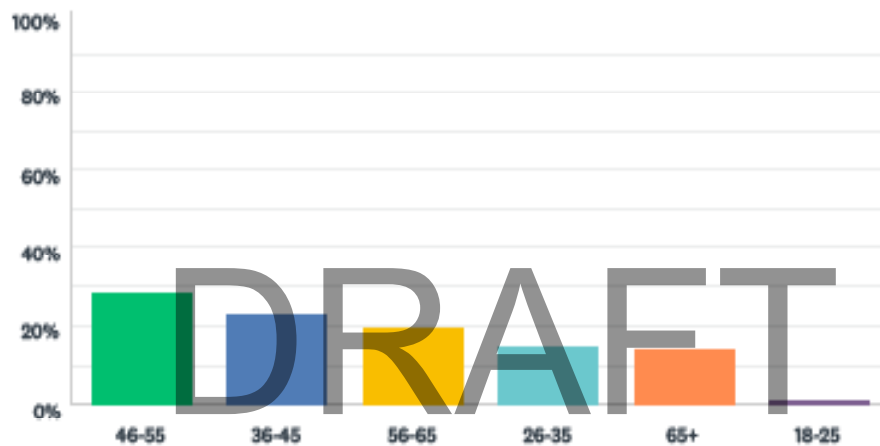
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q15 What is your Age Range?

Answered: 406 Skipped: 55



ANSWER CHOICES	RESPONSES	
46-55	28.33%	115
36-45	22.91%	93
56-65	19.46%	79
26-35	14.53%	59
65+	13.79%	56
18-25	0.99%	4
TOTAL		406

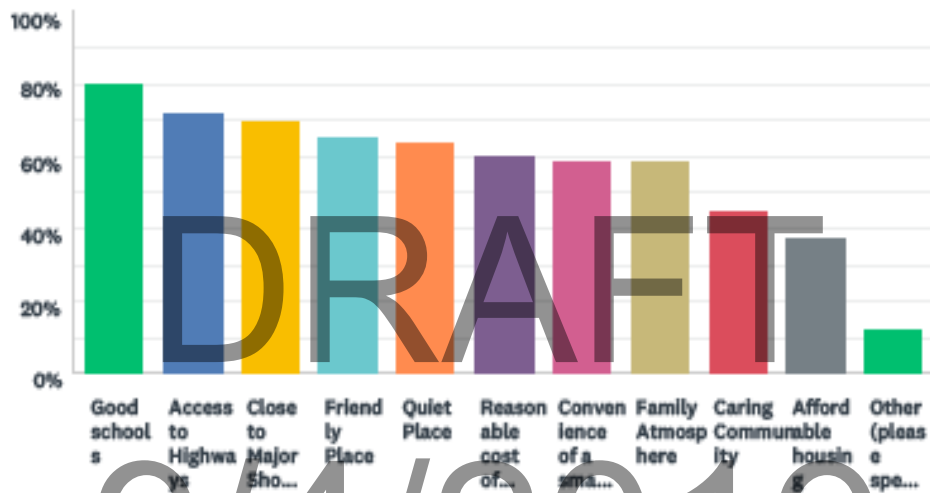
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q16 What do you like about living in Copley Township? (check all that apply)

Answered: 405 Skipped: 56



ANSWER CHOICES

ANSWER CHOICES	PERCENTAGE	RESPONSES
Good schools	80.00%	324
Access to Highways	72.10%	292
Close to Major Shopping areas	69.38%	281
Friendly Place	64.94%	263
Quiet Place	63.46%	257
Reasonable cost of living	60.25%	244
Convenience of a small town	58.52%	237
Family Atmosphere	58.52%	237
Caring Community	44.44%	180
Affordable housing	37.53%	152
Other (please specify)	12.35%	50
Total Respondents: 405		

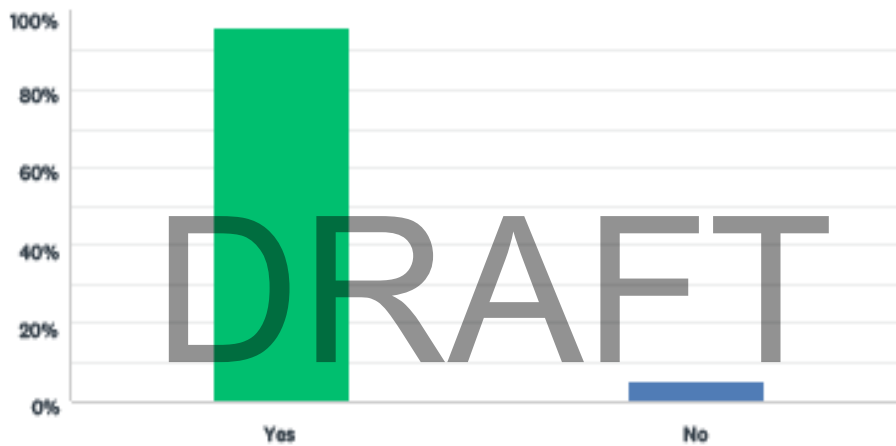
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q17 Would you recommend Copley Township to your family and friends as a good place to live?

Answered: 404 Skipped: 57



ANSWER CHOICES

RESPONSES

Yes	95.54%	386
No	4.46%	18
TOTAL		404

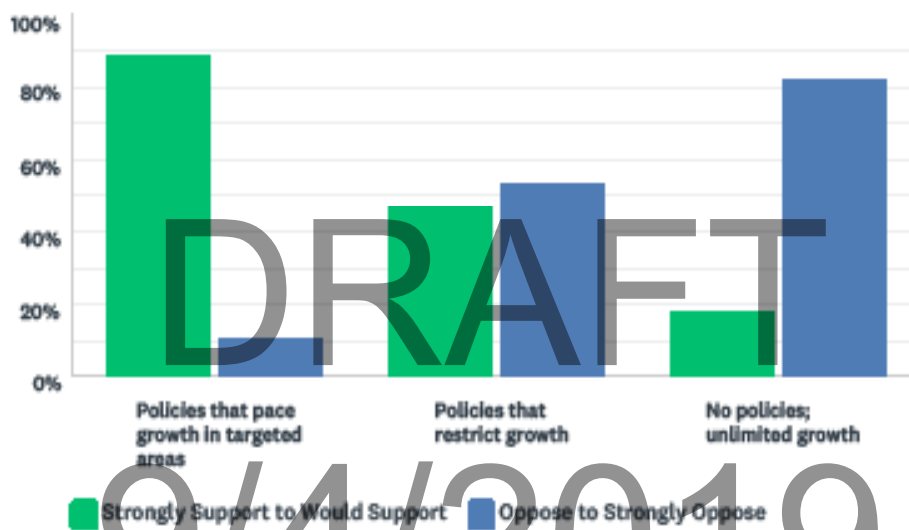
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q19 How strongly would you support or oppose policies regarding growth in Copley Township? (Check one box for each policy)

Answered: 398 Skipped: 63



	STRONGLY SUPPORT TO WOULD SUPPORT	OPPOSE TO STRONGLY OPPOSE	TOTAL	WEIGHTED AVERAGE
Policies that pace growth in targeted areas	89.20% 355	10.80% 43	398	1.11
Policies that restrict growth	46.73% 186	53.27% 212	398	1.53
No policies; unlimited growth	17.84% 71	82.16% 327	398	1.82

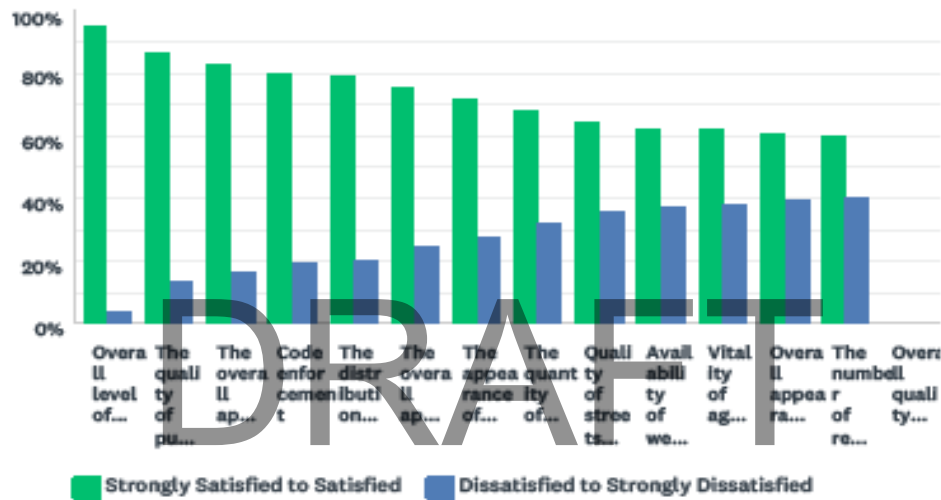
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q20 Presently, how satisfied or dissatisfied are you with the following aspects of Copley Township? (Check one box for each aspect)

Answered: 393 Skipped: 68



	STRONGLY SATISFIED TO SATISFIED	DISSATISFIED TO STRONGLY DISSATISFIED	TOTAL	WEIGHTED AVERAGE
Overall level of safety in the community	95.42% 375	4.58% 18	393	1.05
The quality of public parks and recreation facilities	86.51% 340	13.49% 53	393	1.13
The overall appearance of your neighborhood	83.21% 327	16.79% 66	393	1.17
Code enforcement	79.90% 314	20.10% 79	393	1.20
The distribution of commercial and residential land use throughout the township	79.39% 312	20.61% 81	393	1.21
The overall appearance of the township	75.57% 297	24.43% 96	393	1.24
The appearance of medians and rights of way	71.76% 282	28.24% 111	393	1.28
The quantity of public parks and recreation facilities	67.94% 267	32.06% 126	393	1.32
Quality of streets, water, sewer, and infrastructure	64.63% 254	35.37% 139	393	1.35
Availability of well-paying, diverse job opportunities	62.34% 245	37.66% 148	393	1.38
Vitality of aging neighborhoods	61.83% 243	38.17% 150	393	1.38
Overall appearance of commercial buildings	60.56% 238	39.44% 155	393	1.39
The number of retail businesses in the township	60.05% 236	39.95% 157	393	1.40
Overall quality of parks and	0.00% 0	0.00% 0	0	0.00

Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q21 Would you be willing to volunteer as part of a neighborhood block group to improve the quality of your neighborhood in terms of community projects, events, crime watch, etc.?

Answered: 392 Skipped: 69



ANSWER CHOICES

ANSWER CHOICES	RESPONSES	
Yes	55.10%	216
No	44.90%	176
TOTAL		392

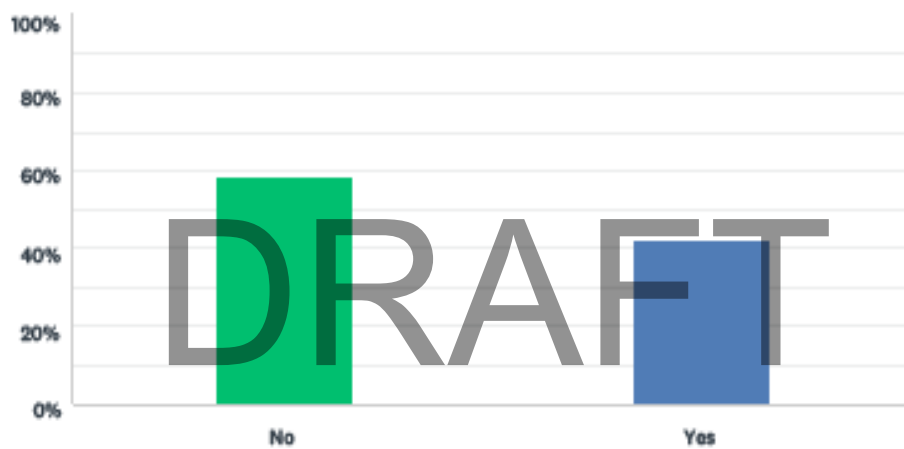
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q22 Would you be willing to volunteer in Copley as part of a team to help with home repairs for those who are in need of community assistance?

Answered: 390 Skipped: 71



ANSWER CHOICES

No	57.95%	226
Yes	42.05%	164
TOTAL		390

RESPONSES

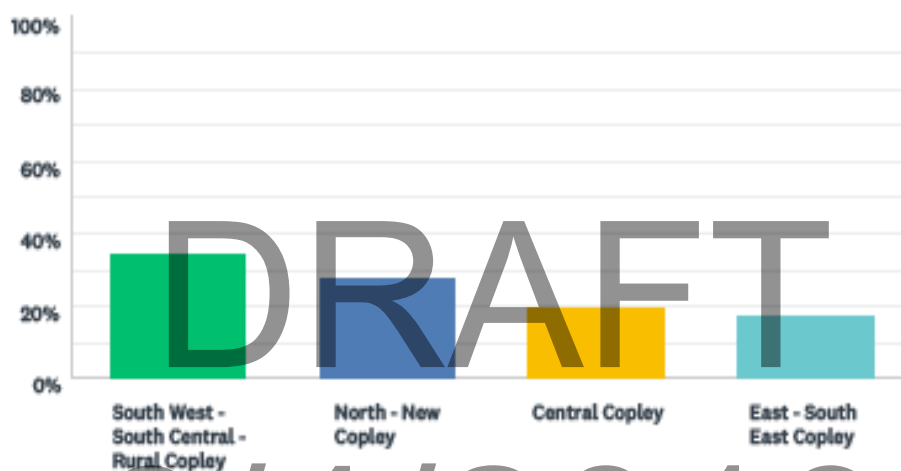
Chapter 6:

Community Perspectives Survey

Copley Township Community Perspectives Survey

Q23 Please look at the township map below and indicate the areas that best describes where you live

Answered: 379 Skipped: 82



ANSWER CHOICES

South West - South Central - Rural Copley

North - New Copley

Central Copley

East - South East Copley

TOTAL

RESPONSES

34.56% 131

27.70% 105

20.05% 76

17.68% 67

379

Chapter 7:

Public Engagement Plan

Overview

The Comprehensive Land Use Plan is a product by and for the community we live in. As such, Copley Township strived to make participation in the update process as easy and welcoming as possible.

Public outreach was initiated through the design and implementation of a Public Engagement Plan (PEP). The PEP included a Community Perspective Survey, Community Kiosks, Stakeholder Meetings, Open Office Hours, Quick Poll Surveys, a Community Open House and Public Hearings.

Community Perspective Survey

The Public Engagement Plan (PEP) was initiated in 2016 with the development and deployment of the Community Perspective Survey. Approximately 500 respondents completed the survey and overwhelmingly the results told us that residents are happy with the way our residential land is being used and wanted to protect that land and its value. Residents expressed that they value growth in commercial and industrial areas which focus on the infill, reuse and redevelopment of existing land. Therefore, we focused our Future Land Use on the Commercial and Industrial Areas of the Township.

Open Office Hours

The Department of Community & Economic Development hosted an Open Office Hour every Friday from 3:00pm - 4:00pm beginning in March and concluding in June.

During this time, staff spoke one-on-one with 18 residents regarding the plan and other topics affecting the Township. Both residents and local business owners attended the Open Office Hours.



Community Open House

The Zoning Commission, with the Department of Community & Economic Development, hosted a Community Open House for the Land Use Plan. The Open House was held on May 21, 2019 at the Copley Community Park. During the Open House, residents were able to view a draft of the document in both hard copy and electronic form. Residents were asked to provide feedback using the Comment Board provided on-site.

Staff hosted a picnic for those in attendance. Township Administrator, Janice Marshall and Trustee, Helen Humphrys were in attendance to speak with residents and engage in a public open forum. Staff reviewed the update with residents and answered questions regarding the plan. Approximately 30 residents were in attendance including new residents with young families and residents who have been in the community for over 60 years.



Chapter 7:

Public Engagement Plan

Stakeholder Meetings

Key Stakeholder Meetings were conducted with three different stakeholders in the commercial and industrial areas throughout the year. Stakeholders were representative of the Montrose, Copley Square, Medical/Office Corridor and Tech Corridor areas.

Stakeholder Meetings were conducted throughout November 2018 and included open discussion about the current and future state of specific areas in the Township.



Mike Plevris

Business & Land Owner

"We need a plan, vision and direction."

Mr. Plevris indicated a desire for strategic planning and expressed a need for sewer extension and a true direction for utilizing funds obtained from the JEDD for this type of resource.



Marty Caruso

Resident, Small Business Owner & Live/Work Model

"We need to enhance utility services along Ridgewood to further enhance development in this area." Mr. Caruso expressed his satisfaction with the current emphasis of professional and office development along Ridgewood Road. He is concerned that the lack of sewer in this area limits development.



Sylvia Chinn-Levy

Resident, Urban Planner and Board Member

"The biggest challenge is anticipating what the future of retail will look like."

Ms. Chinn-Levy stated that her concern is the concentration of big box stores and the future of that retail model. She would like to see more local business in this area and believes we can start planning now to make Montrose attractive for new business and patrons through the installation of sidewalks and safe crossing areas. She is interested in exploring form based or hybrid form based codes most likely for the Square area.

Chapter 7:

Public Engagement Plan

Community Kiosks

Halloween in the Park Kiosk



The second Community Kiosk was held on October 27, 2018 in conjunction with Halloween in the Park. The goal of this kiosk was to engage residents in a visual activity which would allow them to consider what they want the Township to look like in the future.

Staff conducted a photo survey with the purpose of identifying key design elements from a variety of communities throughout the country. Residents were presented with 17 photos and asked to select which photos they would see as a best fit for Copley.

The majority of participants selected the same four photos indicating a general preference for design they would like to see in Copley Township.

As part of the exercise, participants were asked to comment on the following:

- Building Character
- Public Space
- Transportation
- Aesthetics
- Signs
- Light Fixtures
- Awnings
- Hardscape (Concrete/Pavers/Bricks)

Approximately 35 residents participated in the exercise.

Chapter 7:

Public Engagement Plan

Community Kiosks

Heritage Day Kiosk

The first Community Kiosk was held on August 5, 2018 in conjunction with the Copley Township Heritage Days. The goal of this kiosk was to engage with residents and attendees in an educational way and to introduce the Comprehensive Land Use Plan.

Staff spoke with approximately 45 residents. During this time, residents were asked to participate in quick poll surveys and over 60 surveys were completed.

Additionally, attendees were presented with the updated Goals & Initiatives for the Comprehensive Land Use Plan. Residents were happy to discuss the Future Land Use Plan Map and engage with staff regarding how land is used in Copley. Many residents were not aware that Copley had a Land Use Plan and expressed their gratitude for forward thinking.

Staff from the Department of Community & Economic Development hosted three Community Kiosks to discuss the plan and learn what type of development residents truly want for Copley Township.

Trolley Shop Hop

The final Community Kiosk was held on December 9, 2018 as part of the Trolley Shop Hop. Staff conducted a mapping exercise of the Copley Square area. Residents were asked to pin photos on blank parcels.

The photos were taken from the Photo Exercise completed with residents at the Halloween in the Park Kiosk. The photos were representative of the most popular photos selected by residents during the kiosk.

Each photo had a color pin assigned and residents chose the parcel in the Township where they believed the photo would be most representative of what the area could look like in the future. Approximately 30 residents participated.

Chapter 7:

Public Engagement Plan

Quick Poll Surveys

Three Quick Poll Surveys were made available to the public from August 2018 through June 2019. Residents were asked to provide feedback for the following areas: Montrose, Ridgewood and Copley Square. 106 individuals participated in the Quick Poll Surveys.

FUTURE LAND USE CONCEPT MAP MONTROSE-SURVEY

SURVEY RESULTS



Our Town
Copley
Comprehensive Land Use Plan



Community & Economic Development – Land Use Plan

Chapter 7:

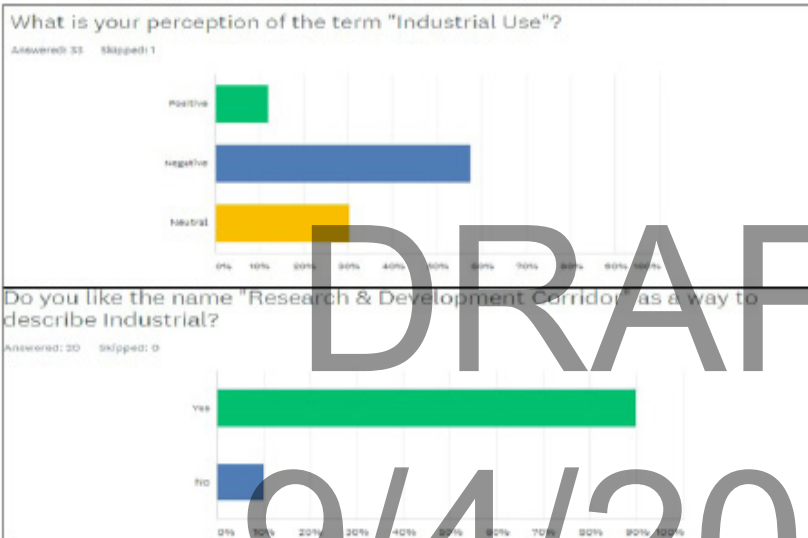
Public Engagement Plan

Quick Poll Surveys

FUTURE LAND USE CONCEPT MAP RIDGEWOOD CORRIDOR/INDUSTRIAL-SURVEY

SURVEY RESULTS

Results are from a quick poll survey conducted online as part of the Public Engagement Plan



Our Town Copley
Comprehensive Land Use Plan



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Community & Economic Development – Land Use Plan

Chapter 7:

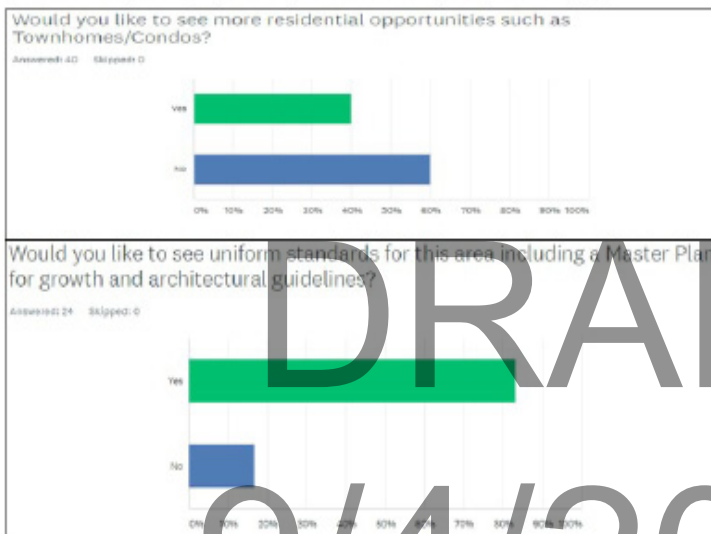
Public Engagement Plan

Quick Poll Surveys

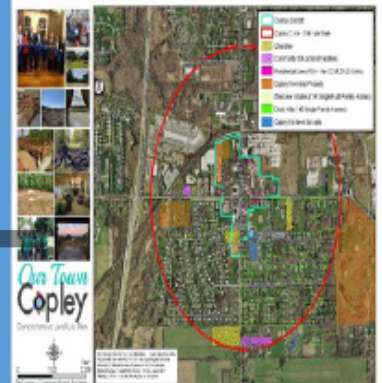
FUTURE LAND USE CONCEPT MAP COPLEY SQUARE DISTRICT

SURVEY RESULTS

Results are from a quick poll survey conducted online as part of the Public Engagement Plan



Our Town
Copley
Comprehensive Land Use Plan



Community & Economic Development – Land Use Plan

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Chapter 8:

Land Use Concept Area

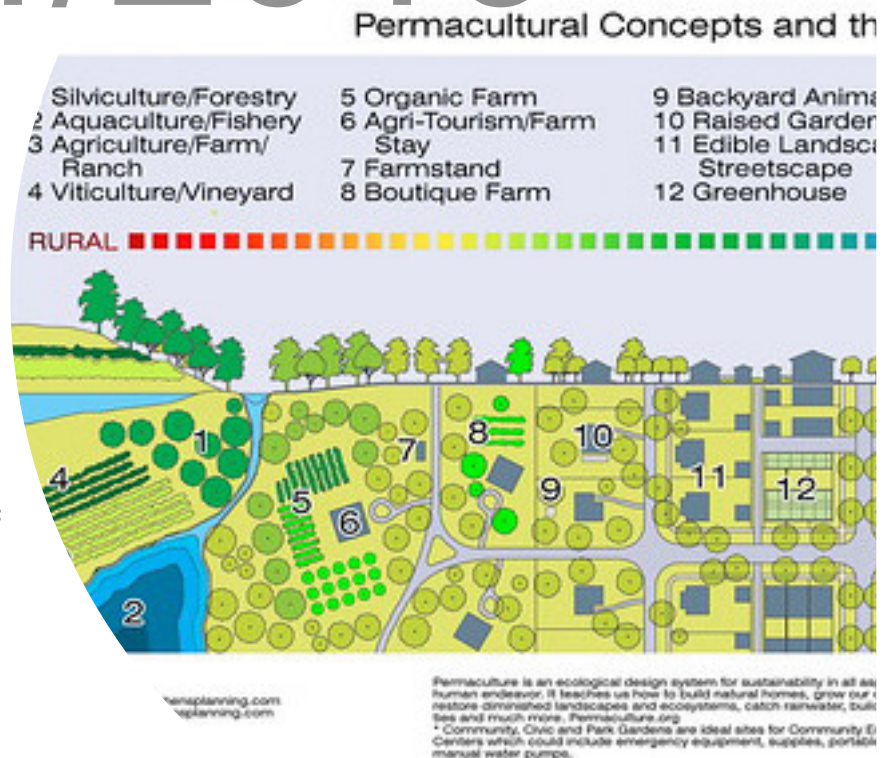
Planning Concepts

The Comprehensive Land Use Plan is inclusive of planning tools and concepts which may be explored by the Township when making future land use decisions. These planning tools and concepts are relevant for their impacts on:

- Development Patterns
- Zoning Regulations
- Economic Development
- Environmental & Open Space
- Model Zoning Ordinances
- Transportation, Parking & Imperviousness
- Summit County General Land Use Plan

Planning tools which impact the planning concepts above and may be explored by the Township for future development include:

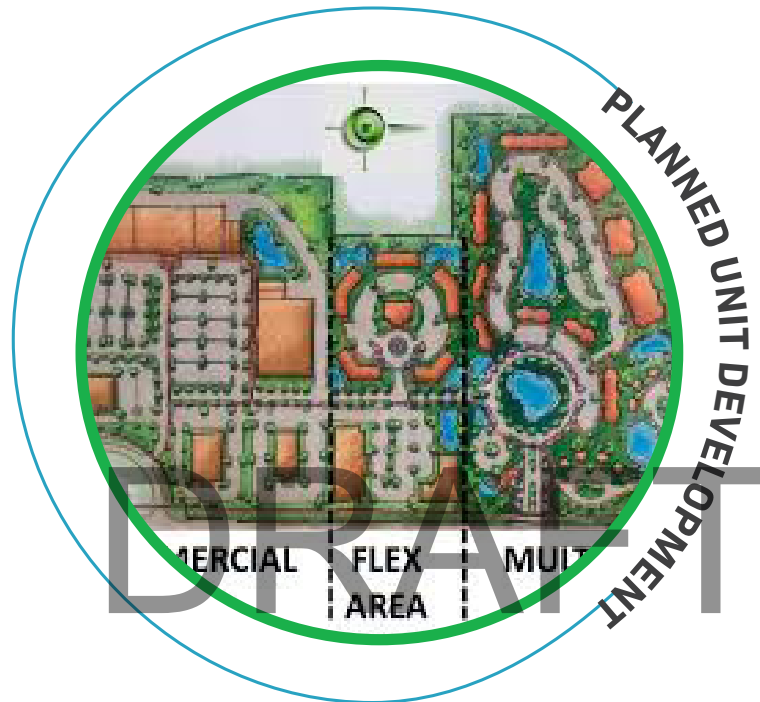
- Planned Unit Development
- Transfer of Development Rights
- Low Impact Design Guidelines
- Performance Zoning
- Environmental Zoning
- Neo Traditional Development
- Form Based Codes
- Design Guidelines
- Development Checklist of Projects
- Downzoning
- Green Infrastructure



Chapter 8:

Land Use Concept Area

Planning Concepts-Planned Unit Development



The Ohio Revised Code provides four different ways a township may adopt and administer a Planned Unit Development (PUD). A PUD may be adopted as a “conditional use” in any district, an “overlay district,” a “floating district,” or established as a “unique” PUD district on a single property with regulations that will only apply to the subject parcel. In terms of implementing a PUD for conservation development, the Steering Committee identified the **PUD overlay** as the preferred methodology in Copley.

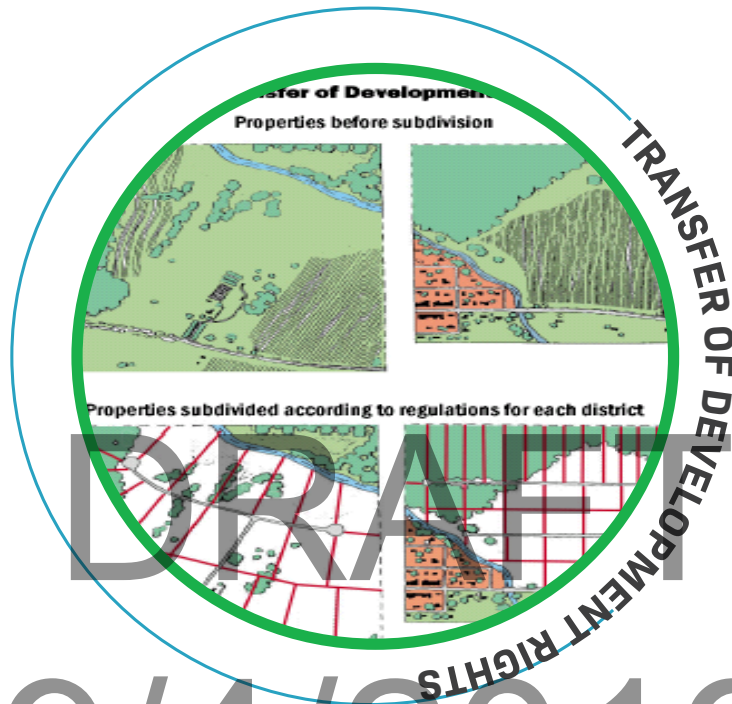
A PUD Overlay is not a term used in the statute, but is commonly used by planners to describe this method for a township or county to establish a PUD. A PUD overlay should not be confused with a standard zoning overlay district because they do not work the same way. Once a township establishes zoning regulations for a PUD Overlay in the Zoning Resolution and on the Zoning Map, the new PUD Overlay just sits there, while the pre-existing zoning continues to operate as though nothing happened. However, when a developer submits a PUD development plan and an application to have a PUD apply to his property, once the development plan is approved by the Zoning Commission, the Trustees, or both, the PUD automatically replaces the pre-existing zoning (which is then removed from the parcel on the Zoning Map).

In terms of using a PUD for any possible mixed use or compact development that might be considered in the future, the Steering Committee identified the **floating PUD** as the preferred methodology. The floating gets its name not from the statute, but from a zoning district which exists in the zoning text, but not on a zoning map. In this case, the PUD standards are amended into the Zoning Code. A landowner is required to apply for a zoning amendment to rezone his land to the PUD District on the Zoning Map. Quite often, townships require simultaneous rezoning and development plan approvals. Development Plans submitted subsequent to the rezoning can be reviewed by the township Zoning Commission as is authorized in the Zoning Resolution.

Chapter 8:

Land Use Concept Area

Planning Concepts - Transfer of Development Rights



Since 2009, Copley Township has been interested in Transfer of Development Rights (TDR) as a tool to help shift density from high priority open space to areas where growth is encouraged. Current development methods tend to involve landowners in a process that is not effective in controlling sprawl. TDR can be a key tool used in shifting density from one parcel to another. Currently, Townships cannot approve the transfer of development rights. As a charter county, Summit County could have the ability to adopt TDR and the Townships would not have to wait for authorization from the State. Copley Township could be a pilot TDR program for the County. In addition, many Township have approved non-contiguous subdivisions as a methodology of transferring development densities.

TDR tools were designed to encourage conservation of high value, natural, agricultural, and culturally significant open space while allowing for higher density residential and commercial development in the targeted development corridors or concept areas. TDR tools encourage developers to relocate development density, reduce densities in environmentally sensitive areas or reduce density in other areas desired for low density.

Chapter 8:

Land Use Concept Area

Planning Concepts - Transfer of Development Rights

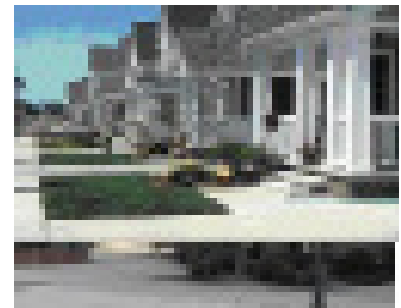
Priority Conservation Areas



DEVELOPMENT RIGHTS

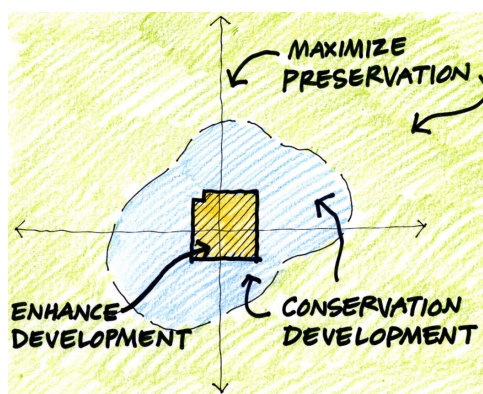


Priority Development Areas



An accepted approach is to identify two permitted densities in the development-redevelopment zone. If the developer purchases development rights from a conservation zone or credits from a bank, then a formula is used that increases density in the development zone. The profit from the increased density must be greater than the cost of purchasing the development rights. These cost comparisons are often the deciding factor in determining if a developer feels it is profitable to use transfer of development right tools.

Implementation across Copley's borders will require using intergovernmental cooperative agreements that deal with joint planning and zoning. Copley would have to work with the County and adjacent communities to identify significant areas within their boundaries where land protection from development is a priority or commonly known as the Sending Zone and identify the corridors where they would like to see redevelopment-development also known as the Receiving Zone. Landowners in the Sending Zone can allocate a number of development credits that can then be sold to developers, speculators or even the municipality. In return for selling their development credits, the landowner in the Sending Zone agrees to place a permanent conservation easement on their land. The purchaser of the development credits can apply them to achieve higher densities on another site or apply them for a use that would otherwise not be allowed on a property within the Receiving Zone.



Source: Countryside Program

Chapter 8:

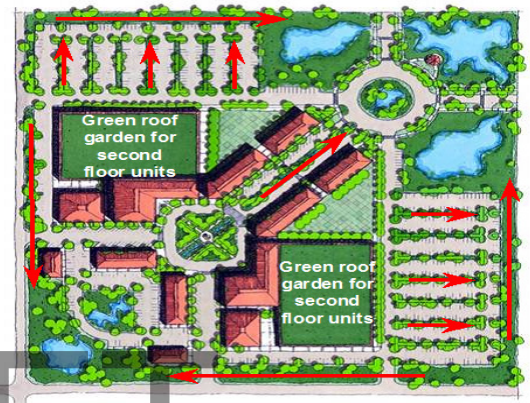
Land Use Concept Area

Planning Concepts - Low Impact Design Guidelines

Conventional Design



Low Impact Design



Conservation Development is used to protect open space with higher densities where traditional development might otherwise occur. Low Impact Development (LID) guidelines are best used when development or redevelopment occurs within higher density or commercial/industrial areas. An effective LID approach to land use regulation provides flexible performance-based goals and design criteria while promoting opportunities for using innovative management practices and site planning techniques that can be incorporated to compensate for development disturbance. Innovative techniques related to planning and design for stormwater management grading, natural resource protection, and site layout are commonly integrated in low impact development approaches.

An important technique to minimize runoff and better manage drainage is to use LID principles of design in shaping land use in relation to natural resources at the site level. This includes using layout principles that preserve and protect natural features, reduce this discharge from impervious surfaces into surface waters, reduce sedimentation, and treat stormwater on-site by using natural features, such as woodland, riparian buffers and even meadows to store stormwater.

Low Impact Design objectives include:

- Reduce runoff
- Recharge groundwater
- Reduce stormwater volume
- Protect streams
- Protect water quality

These objectives can be attained by:

- Conserving natural areas through land planning and site design by minimizing disturbance from clearing and grading, preserving permeable soils, using alternative paving surfaces, disconnecting roof drains and minimizing the use of drainpipes.
- Strategic timing of stormwater release by using open drainage systems, maximizing flows over vegetated land before water enters streams or other water bodies, and determining best use of stormwater

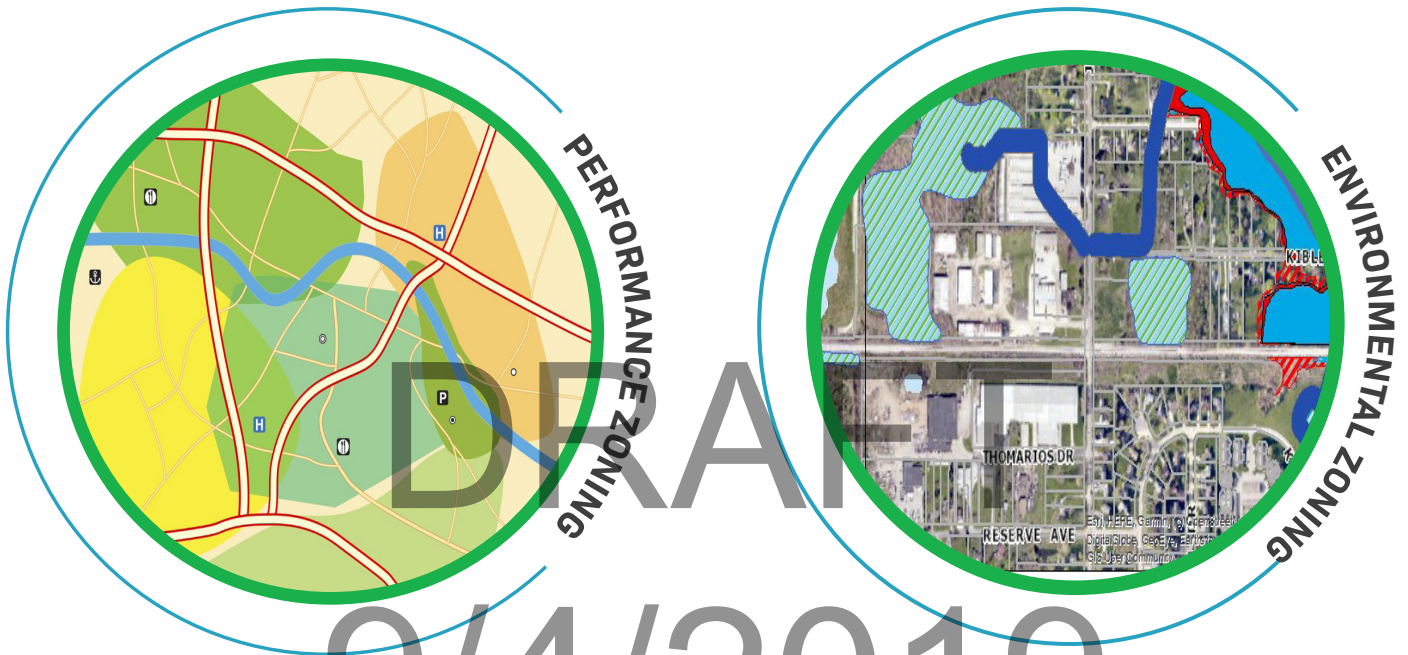
detention times based on site location in the watershed to minimize peak flows.

- Integration of management practices related to storage, detention, and infiltration related to open drains, storage and bioretention areas, use of smaller pipes and culverts to encourage ponding and maximizing rooftop storage volumes.
- Prevention pollution in the watershed through the use of erosion control and stormwater best management practices, use of pre and post development runoff volumes, environmentally sound site maintenance practices, chemical storage, spillage regulations, and pavement sweeping.

Chapter 8:

Land Use Concept Area

Planning Concepts - Performance & Environmental Zoning



Copley Township was also interested in establishing minimum criteria to be used when assessing whether a particular project is appropriate for a certain area and in ensuring that the end result adheres to an acceptable level of performance or compatibility. A check list of criteria should be created for commercial and mixed use areas to make sure that development incorporates such concepts as low impact design guidelines. This type of zoning provides flexibility with the well-defined goals and rules found in conventional zoning. Whereas traditional land use zoning identifies what uses land can be put to within specified districts, Performance Zoning outlines the intensity of land use that is acceptable. In other words, it deals not with the parcel, but the performance of a parcel and how it impacts surrounding areas.

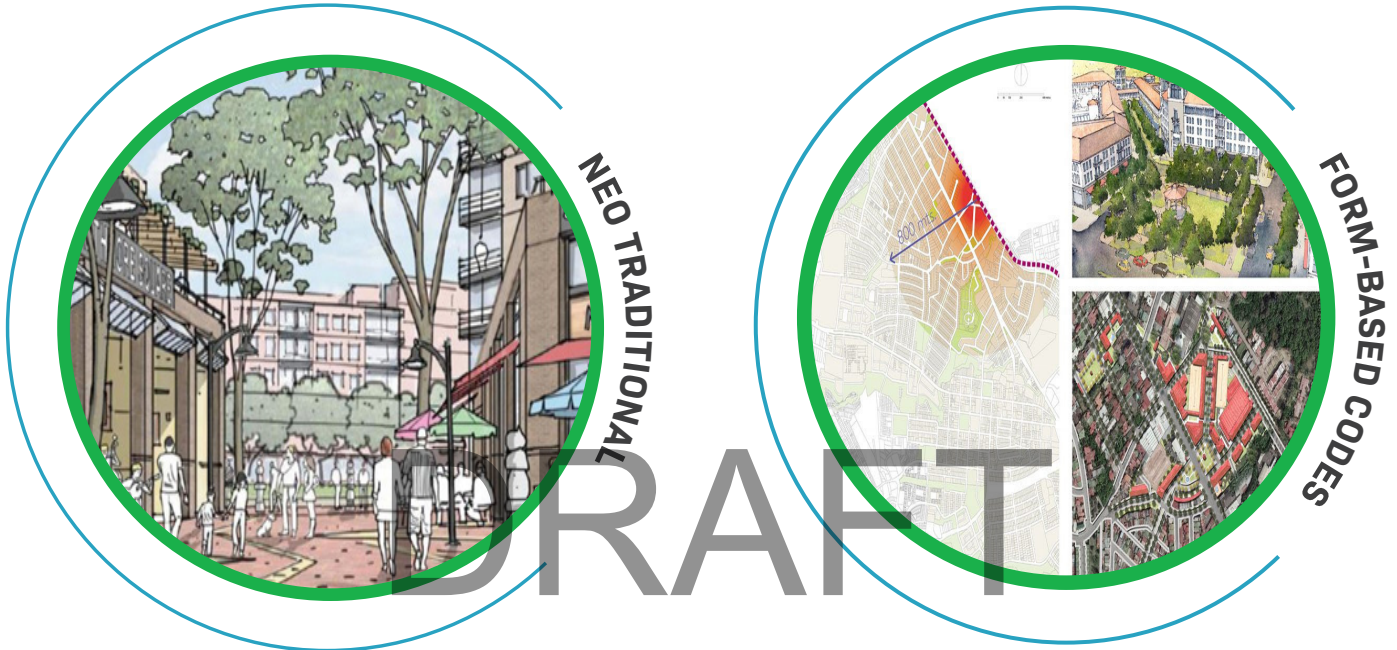
Communities may adopt Environmental Zoning to protect natural resources at the local level. Environmental Zoning encourages the review of projects based on their overall environmental impact. Principles provided by the Summit County Division of Planning/GIS which may be utilized to establish standards of Environmental Zoning include:

- Conservation Design
- Planned Unit Development (PUD)
- Transfer of Development Rights
- Riparian Overlay District
- Riparian Corridor Setback Requirements
- Wetland Setback Requirements
- Steep Slope Regulations
- Low Impact Design Standards

Chapter 8:

Land Use Concept Area

Planning Concepts - Neo Traditional & Form-Based



Neotraditional (or Neo-traditional) means New Traditional. Neotraditional architecture is contemporary architecture that borrows from the past. Neotraditional buildings are constructed using modern materials like vinyl and mock-brick, but the building design is inspired by historic styles.

Neotraditional architecture does not copy historic architecture. Instead, Neotraditional buildings merely suggest the past, using decorative details to add a nostalgic aura to an otherwise modern-day structure.

A Form-Based Code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A Form-Based Code is a regulation, not a mere guideline, adopted into a city, town, or county law. A Form-Based Code offers a powerful alternative to conventional zoning regulation.

Form-Based Codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in Form-Based Codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters, including Floor Area Ratio, dwellings per acre, setbacks, parking ratios, traffic Level of Service, to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, Form-Based Codes are regulatory, not advisory. They are drafted to implement a community plan. They try to achieve a community vision based on time-tested forms of urbanism. Ultimately, a Form-Based Code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements.

Chapter 8:

Land Use Concept Area

Planning Concepts - Design Guidelines



Copley Township embraces the concept of using Design Guidelines to provide consistent design principles for residential and commercial structures. Residents felt that these guidelines would contribute to the creation of a neighborhood with a positive, cohesive sense of place, and can improve the overall character of the neighborhood by making it a more attractive, safe and inviting place to live, work and play. By developing criteria that reflect local design priorities and concerns, Copley can influence aesthetic and physical improvement requirements. Design Guidelines may guide redevelopment of areas, districts, structures, and amenities. Design Guidelines can also advise and assist property owners regarding how to maintain the character of a district or structure.

Design Guidelines are intended to facilitate the design review process by helping applicants and staff to identify and devise solutions for design issues early in the application process. In summary, Design Guidelines are intended to:

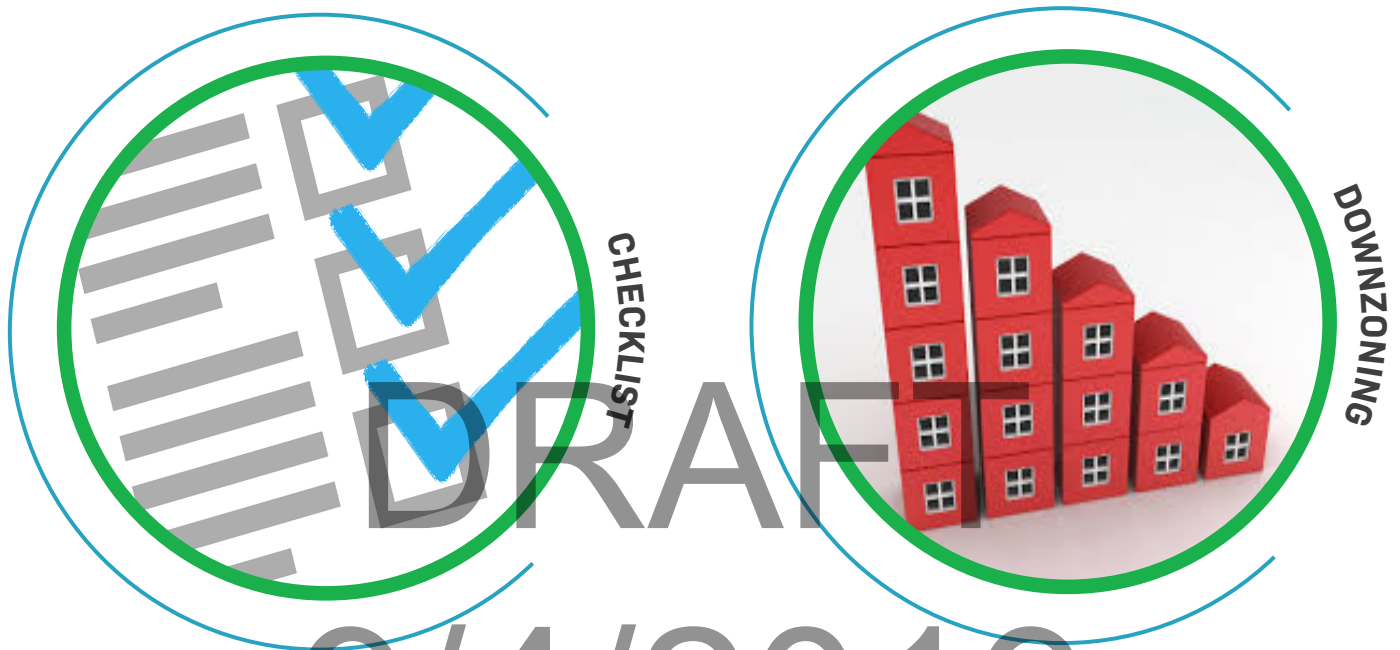
- Create a sense of place and enhance community identity;
- Promote neighborhood pride;
- Encourage high-quality development and creative design options;
- Provide clear and usable design direction to project applicants, developers, designers, and Township staff;
- Protect and enhance property values and community economic viability;
- Facilitate a clear and expeditious project review process;
- Evaluate projects for compliance with the design principles identified in this document. Although it is understood that not all design principles will be applicable to all projects, conformance with relevant principles is required.

Overall, Design Guidelines are intended to encourage consistent design while allowing for variety and innovation. Design Guidelines will go with the development, so no matter whom the builder is, the results will be the same.

Chapter 8:

Land Use Concept Area

Planning Concepts - Checklist & Downzoning



By establishing a Development Checklist of Township requirements, developers will have a clear and predictable outline. This reduces staff time and resources by having to request additional information, or the possibility of boards denying applicants because of lack of information as well as developers having a better understanding of what is to be expected. The Township zoning staff should create a document that can be easily accessed and clearly defined.

Downzoning is used to reduce the permitted density of housing or the degree of proposed new construction in a designated neighborhood. Like zoning of all kinds, it simply places some boundaries on the extent to which property can be developed. Downzoning can be used to reduce the allowed development intensity to one that closer matches the appropriate conditions. Regardless, this can be a highly contentious option for the community as property owners may see this as a reduction or limitation of density and use. Additionally, Downzoning may cause numerous non-conformities.

Chapter 8:

Land Use Concept Area

Planning Concepts - Green Infrastructure



The United States Environmental Protection Agency (EPA) refers to green infrastructure as a cost-effective, resilient approach to managing wet weather impacts that provides many community benefits. While single-purpose gray storm water infrastructure—conventional piped drainage and water treatment systems—is designed to move urban storm water away from the built environment, green infrastructure reduces and treats storm water at its source while delivering environmental, social, and economic benefits.

Copley Township can work with developers to encourage the use of green infrastructure during the development process. Such uses may include:

- Downspout Disconnection
- Rainwater Harvesting
- Rain Gardens
- Planter Boxes
- Bioswales
- Permeable Pavements
- Green Streets and Alleys
- Green Parking
- Green Roofs
- Urban Tree Canopy
- Land Conservation

Storm water runoff is a major cause of water pollution in urban areas. When rain falls on our roofs, streets, and parking lots in cities and their suburbs, the water cannot soak into the ground as it should. Storm water drains through gutters, storm sewers, and other engineered collection systems and is discharged into nearby water bodies. The storm water runoff carries trash, bacteria, heavy metals, and other pollutants from the urban landscape. Higher flows resulting from heavy rains also can cause erosion and flooding in urban streams, damaging habitat, property, and infrastructure.

When rain falls in natural, undeveloped areas, the water is absorbed and filtered by soil and plants. Storm water runoff is cleaner and less of a problem. Green infrastructure uses vegetation, soils, and other elements and practices to restore some of the natural processes required to manage water and create healthier urban environments. At the city or county scale, green infrastructure is a patchwork of natural areas that provides habitat, flood protection, cleaner air, and cleaner water. At the neighborhood or site scale, storm water management systems that mimic nature soak up and store water.

Chapter 8:

Land Use Concept Area

Planning Concepts - Green Infrastructure



Downspout Disconnection

Water from the roof flows from this disconnected downspout into the ground through a filter of pebbles. This simple practice reroutes rooftop drainage pipes from draining rainwater into the storm sewer to draining it into rain barrels, cisterns, or permeable areas. You can use these areas to store storm water and/or allow storm water to infiltrate into the soil. Downspout disconnection could be especially beneficial to cities with combined sewer systems.



Rainwater Harvesting

This rainwater harvesting system is adapted to the architecture of the building and its surroundings. Rainwater harvesting systems collect and store rainfall for later use. When designed appropriately, they slow and reduce runoff and provide a source of water. This practice could be particularly valuable in arid regions, where it could reduce demands on increasingly limited water supplies.



Rain Gardens

A rain garden can be beautiful as well as functional. Rain gardens are versatile features that can be installed in almost any unpaved space. Also known as bio retention, or bio infiltration cells, they are shallow, vegetated basins that collect and absorb runoff from rooftops, sidewalks and streets. This practice mimics natural hydrology by infiltrating, and evaporating or transpiring-or “evapotranspiring”-stormwater runoff.

Chapter 8:

Land Use Concept Area

Planning Concepts - Green Infrastructure



Planter Boxes

Planter boxes are an attractive tool for filtering stormwater as well as reducing the runoff that goes into a sewer system. Planter boxes are urban rain gardens with vertical walls and either open or closed bottoms. They collect and absorb runoff from sidewalks, parking lots, and streets and are ideal for space-limited sites in dense urban areas and as a streetscaping element.



Bioswales

Bioswales are essentially rain gardens placed in long narrow spaces such as the space between the sidewalk and the curb. Bioswales are vegetated, mulched, or xeriscaped channels that provide treatment and retention as they move stormwater from one place to another. Vegetated swales slow, infiltrate, and filter stormwater flows. As linear features, they are particularly well suited to being placed along streets and parking lots.



Permeable Pavements

Permeable pavement is a good example of a practice that catches water where it falls. Permeable pavements infiltrate, treat, and/or store rainwater where it falls. They can be made of pervious concrete, porous asphalt, or permeable interlocking pavers. This practice could be particularly cost effective where land values are high and flooding or icing is a problem.

Chapter 8:

Land Use Concept Area

Planning Concepts - Green Infrastructure



Green Streets and Alleys

Green streets combine more than one feature to capture and treat stormwater. Green streets and alleys are created by integrating green infrastructure elements into their design to store, infiltrate, and evapotranspire stormwater. Permeable pavement, bioswales, planter boxes, and trees are among the elements that can be woven into street or alley design.



Green Parking

Parking lots are a good place to install green infrastructure that can capture stormwater that would usually flow into the sewer system. Many green infrastructure elements can be seamlessly integrated into parking lot designs. Permeable pavements can be installed in sections of a lot and rain gardens and bioswales can be included in medians and along the parking lot perimeter. Benefits include mitigating the urban heat island and a more walkable built environment.



Green Roofs

A green roof system atop a building helps manage stormwater and reduce energy costs for cooling. Green roofs are covered with growing media and vegetation that enable rainfall infiltration and evapotranspiration of stored water. They are particularly cost-effective in dense urban areas where land values are high and on large industrial or office buildings where stormwater management costs are likely to be high.

Chapter 8:

Land Use Concept Area

Planning Concepts - Green Infrastructure



Urban Tree Canopy

City trees, or tree canopy, soak up stormwater, provide cooling shade and help to slow traffic. Trees reduce and slow stormwater by intercepting precipitation in their leaves and branches. Many cities have set tree canopy goals to restore some of the benefits of trees that were lost when the areas were developed. Homeowners, businesses, and community groups can participate in planting and maintaining trees throughout the urban environment.



Land Conservation

Land conservation is another good tool for communities to use for reducing the risks of stormwater runoff and sewer overflows. The water quality and flooding impacts of urban stormwater also can be addressed by protecting open spaces and sensitive natural areas within and adjacent to a city while providing recreational opportunities for city residents. Natural areas that should be a focus of this effort include riparian areas, wetlands, and steep hillsides.

Chapter 8:

Land Use Concept Area

Neighborhood Master Plan Overview

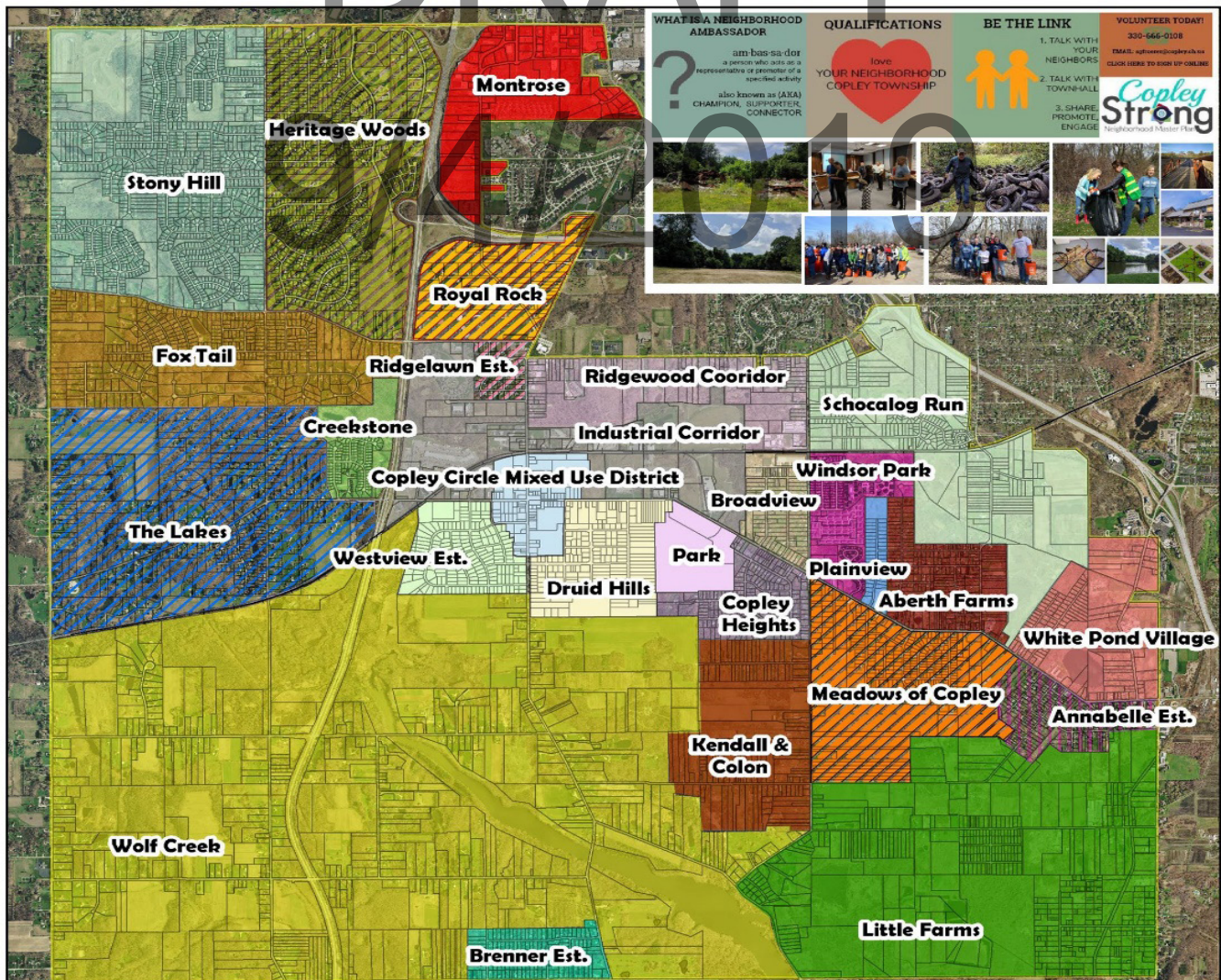
NEIGHBORHOOD MASTER PLAN

Copley Township is comprised of twenty-seven neighborhoods each encompassing their own unique history, style and population. Rich in agricultural elegance and craftsmanship, Copley strives to maintain a balance between preservation and development.

The Neighborhood Master Plan is being designed as a tool to collaborate with our residents in a very custom way tailored to the needs and desires of each neighborhood. Throughout the Township, our residents are impacted by varied opportunities for growth, education and public service. What may work for one neighborhood, may not fit the needs of another.

The Neighborhood Master Plan is designed to engage, educate and connect our residents with Township Officials in a personal way while also encouraging community spirit among residents within those neighborhoods.

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Chapter 8:

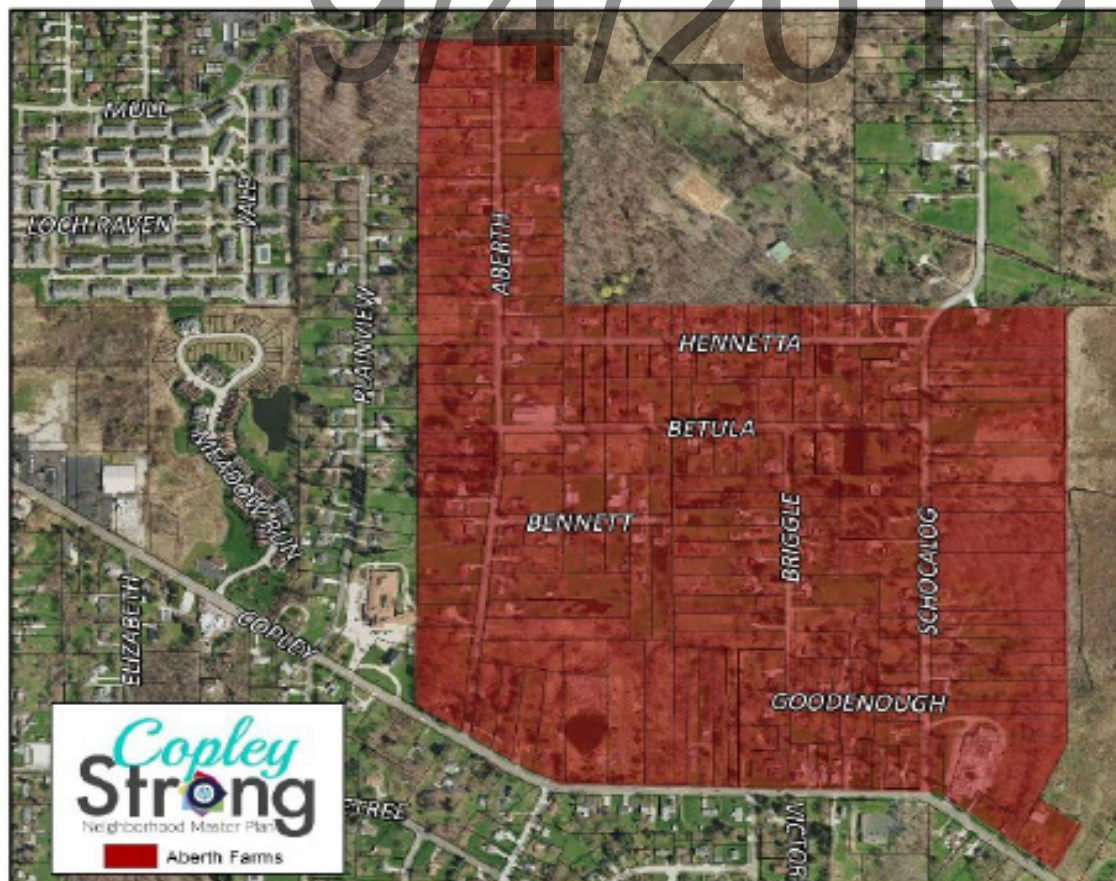
Land Use Concept Area

Neighborhood Master Plan

ABERTH FARMS

The Aberth Farms Neighborhood of Copley is located in the northern portion of the Township. The area is bound by the Windsor Park and Schocalog Run neighborhoods to the north, Open Space to the east, Plainview Estates to the west and Copley Road to the south. Residential development characterizes this neighborhood. Aberth is an established allotment in Copley with development beginning in the late 1950's.

The Aberth Farms Neighborhood is zoned Residential-Medium Density (R-MD). The Residential-Medium Density (R-MD) District is established to accommodate single-family & two family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



- The Department of Community &

Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

ANNABELLE ESTATES

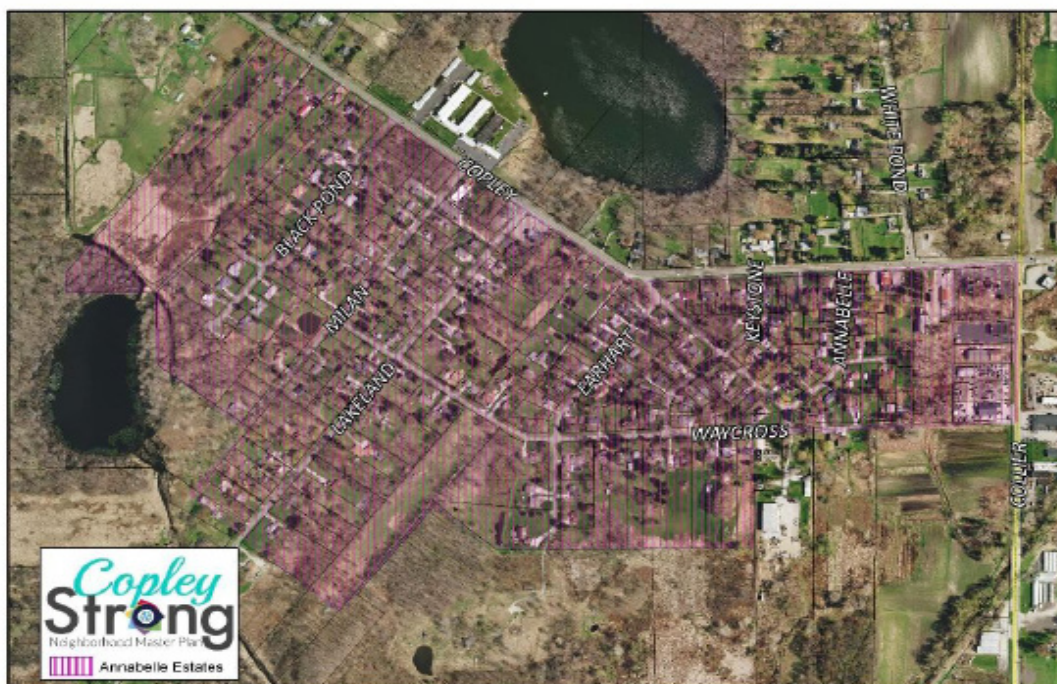
The Annabelle Estates Neighborhood of Copley is located in the mideast portion of the Township. The area is bound by White Pond to the north, The City of Akron to the east, The Meadows of Copley Neighborhood to the west and Open Space Conservation to the south.

Residential development characterizes this neighborhood. Annabelle Estates is one of Copley's first allotments with development beginning in the late 1920's.

The Annabelle Estates Neighborhood is zoned Residential-Medium Density (R-MD) with a small portion dedicated to Commercial-Neighborhood Retail (C-NR) and Commercial-General Retail (C-GR).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Commercial-General Retail (C-GR) District is established to provide for a wide range of retail and service uses, including high intensity retail and service uses, such as large-scale retail establishments, that meet the shopping needs of the community and the region. This District is an appropriate location for developments featuring multiple retail and service uses on large sites with parking and drives for multiple tenants and coordinated signage and landscaping.



- The Department of Community & Economic Development -

Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

BRENNER ESTATES NEIGHBORHOOD

The Brenner Estates Neighborhood is located in the southern portion of the Township. The area is bound by the Wolf Creek Neighborhood to the north, east, and west and the City of Norton to the south.

The neighborhood consists of residential parcels. Brenner Estates is an established allotment in Copley with development beginning in the late 1950's.

Brenner Estates is zoned Residential-Medium Density (R-MD).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

BROADVIEW ESTATES

The Broadview Estates Neighborhood is located in the central portion of the Township. The area is bound by the Ridgewood Corridor to the north, the Copley Industrial Corridor to the west, Jacoby Road to the east and Copley Road to the south.

Residential and industrial development characterize this neighborhood.

Broadview Estates is zoned Residential-Medium Density (R-MD) with a small northern portion dedicated to industrial.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Industrial (I) District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial or service activities which in their normal operations have little or no adverse effect on adjoining properties. Provision is also made for a wider range of assembling, fabricating, and manufacturing activities as conditionally permitted uses, provided they can meet the standards necessary to insure that the effects of their objectionable characteristics on adjoining properties can be minimized.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

COPLEY HEIGHTS

The Copley Heights Neighborhood is located in the mideast portion of the Township. The area is bound by the Kendall & Colon Neighborhood to the south, the Copley Community Park, Druid Hills and Wolf Creek Neighborhoods to the west, Jacoby Road to the east and Copley Road to the north.

Residential development and small retail characterize this neighborhood. Copley Heights is one of Copley's first allotments with development beginning in the late 1920's.

Copley Heights is zoned Residential-Medium Density (R-MD) with a small portion dedicated to Commercial-General Retail (C-GR).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Commercial-General Retail (C-GR) District, is established to provide for a wide range of retail and service uses, including high intensity retail and service uses, such as large-scale retail establishments, that meet the shopping needs of the community and the region. This District is an appropriate location for developments featuring multiple retail and service uses on large sites with parking and drives for multiple tenants and coordinated signage and landscaping.



- The Department of Community & Economic Development -

Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

CREEKSTONE

The Creekstone Neighborhood of Copley is located in the northwest portion of the Township. This pocket area is bound by SR 21 to the east and surrounded by the Foxtail and The Lakes neighborhoods. The neighborhood is characterized by the Creekstone Residential Development. The Creekstone Neighborhood is a Planned Residential Development District (PRDD).

The purpose of the Planned Residential District (PRDD) is to recognize, encourage, accommodate creative and imaginative planned residential developments that utilize innovations in the technology of land development that are in the best interests of Copley Township.

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Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

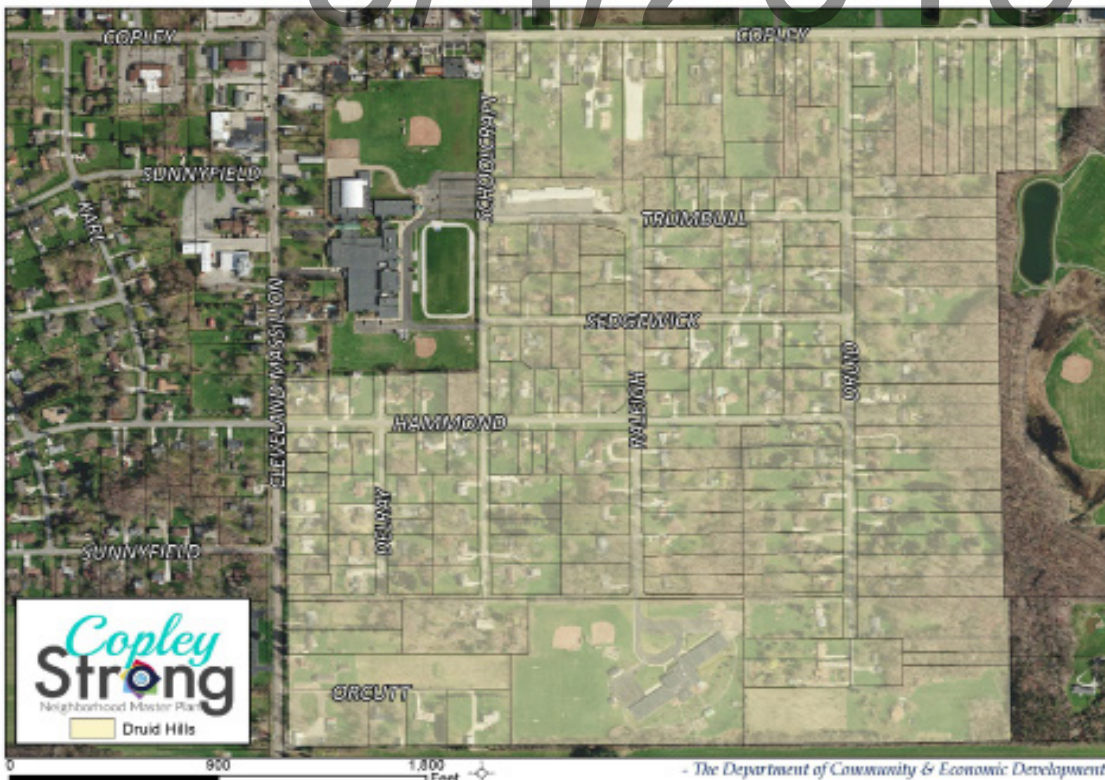
DRUID HILLS

The Druid Hills Neighborhood of Copley is located in the central portion of the Township. The area is bound by Copley Road to the north, the Copley Community Park to the east, Cleveland-Massillon Road to the west and the Wolf Creek Neighborhood to the south.

Residential development characterizes this neighborhood. Druid Hills is an established allotment in Copley with development beginning in the late 1940's.

Druid Hills is zoned Residential-Medium Density (R-MD). The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

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9/4/2019



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

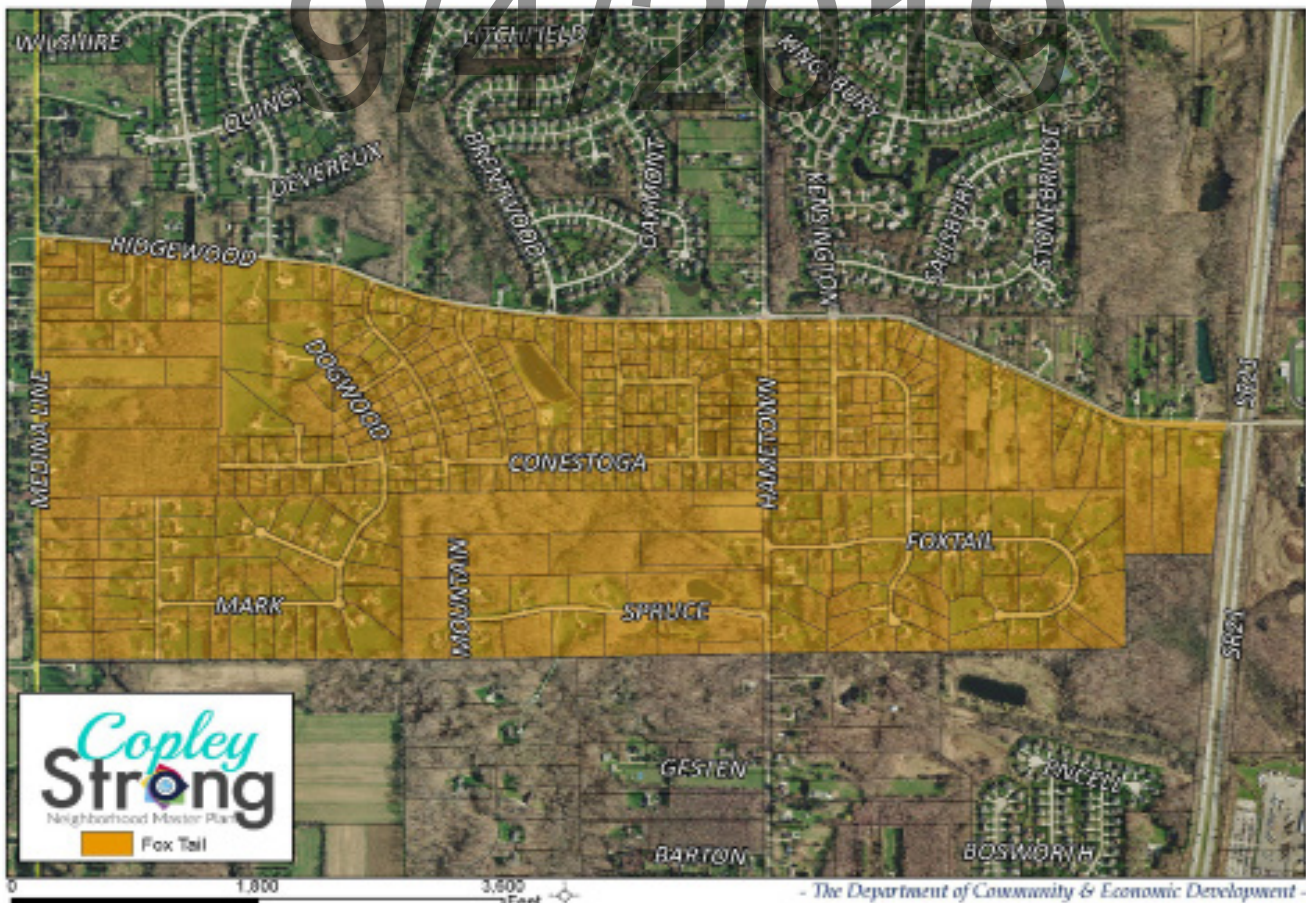
FOXTAIL

The Foxtail Neighborhood of Copley is located in the northwest quadrant of the Township. The area is bound by Ridgewood Road to the north, SR 21 to the east, Medina Line Road to the west and the Blue Bird Lake and Creekstone Neighborhoods to the south. The neighborhood is bordered by Medina County to the west.

Small residential development and large open parcels characterize this neighborhood. Foxtail is home to several residential subdivisions including Foxtail Estates, Belmar Estates and the Spruce Run Allotment.

The Foxtail Neighborhood is zoned Residential-Medium Density.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

HERITAGE WOODS

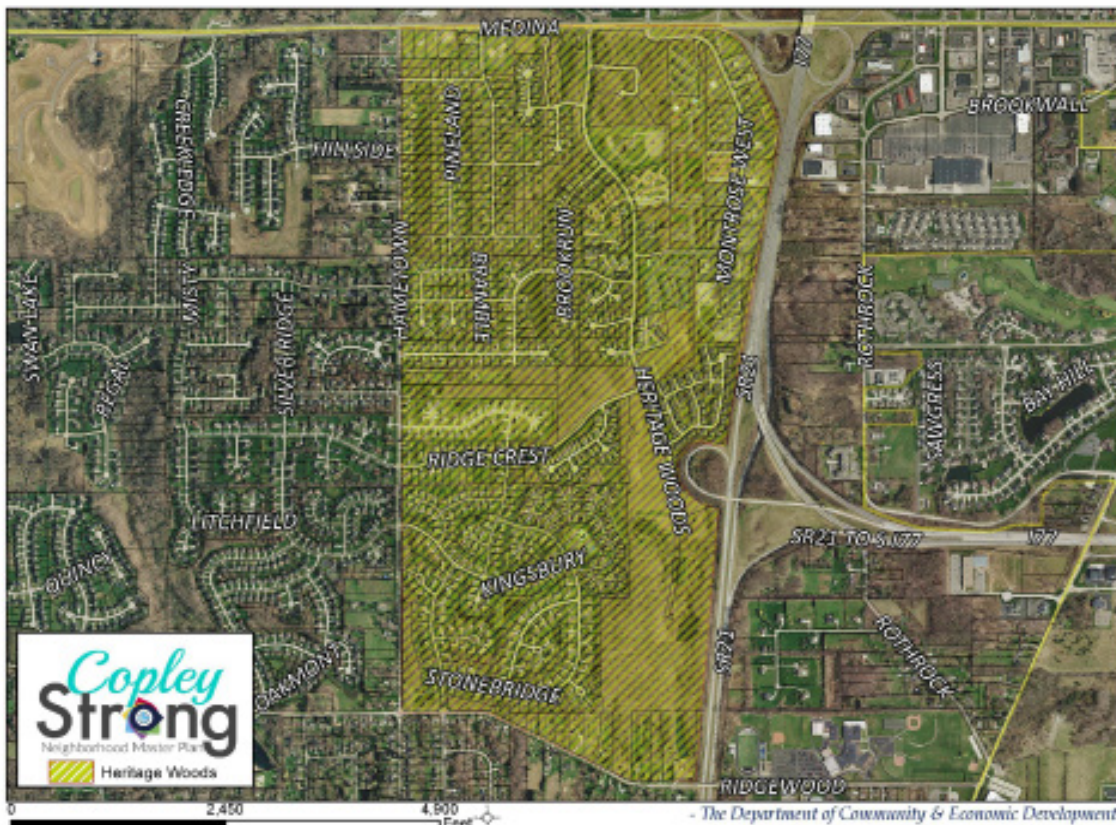
The Heritage Woods Neighborhood of Copley is located in the north quadrant of the Township. The area is bound by Medina Road to the north, S. Hametown Road to the west, SR 21 to the east and Ridgewood Road to the south. The neighborhood is bordered by Bath Township to the North and the Montrose retail area to the east.

High density residential development has been progressive in this neighborhood since the 1990's and is characterized by multiple subdivisions including Arbor Chase, Heritage Woods, Kingsbury, Rotili Lane and several multi-family units. Additionally, the area is home to "Restaurant Hill" characterized by eateries, hotels and commercial establishments.

Heritage Woods is zoned Residential-Medium Density (R-MD) and includes the Planned Development District (PDD).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Planned Development District (PDD) is located within the Heritage Woods Neighborhood. The District is a designed grouping of both varied and compatible land uses, such as housing, recreation, retail, and office centers all within one contained development.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

KENDALL & COLON

The Kendall & Colon Neighborhood of Copley is located in the south central portion of the Township. The area is bound by the Copley Heights neighborhood to the north, Jacoby Road to the east, the Wolf Creek neighborhood to the west and south.

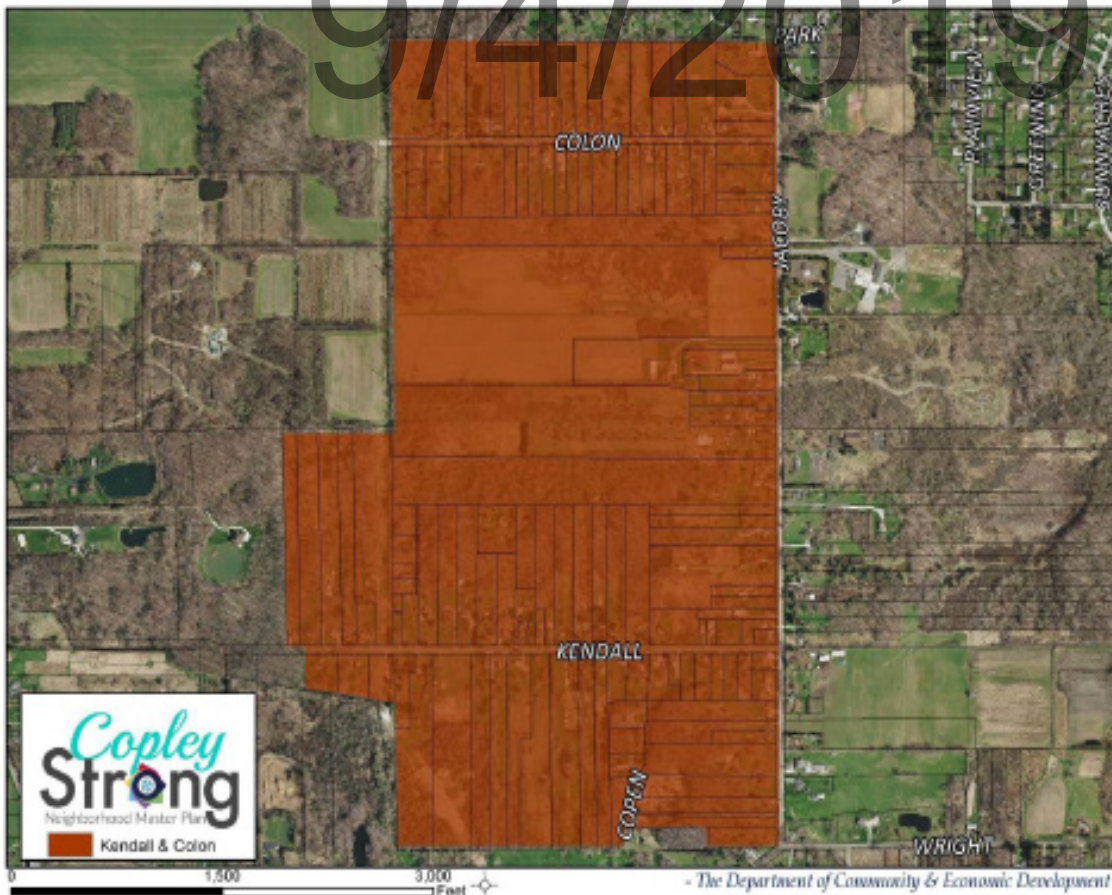
Long, residential “bowling alley” lots characterize this neighborhood.

The land is zoned Residential-Medium Density (R-MD).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

DRAFT

9/4/2019



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

The LAKES

The Lakes Neighborhood of Copley is split between the northwest and southwest portions of the Township. The area is bound by State Route 21 and the Creekstone Neighborhood to the east, Medina Line Road to the west, the Wheeling and Lake Erie railway line to the south and the Foxtail Neighborhood to the north.

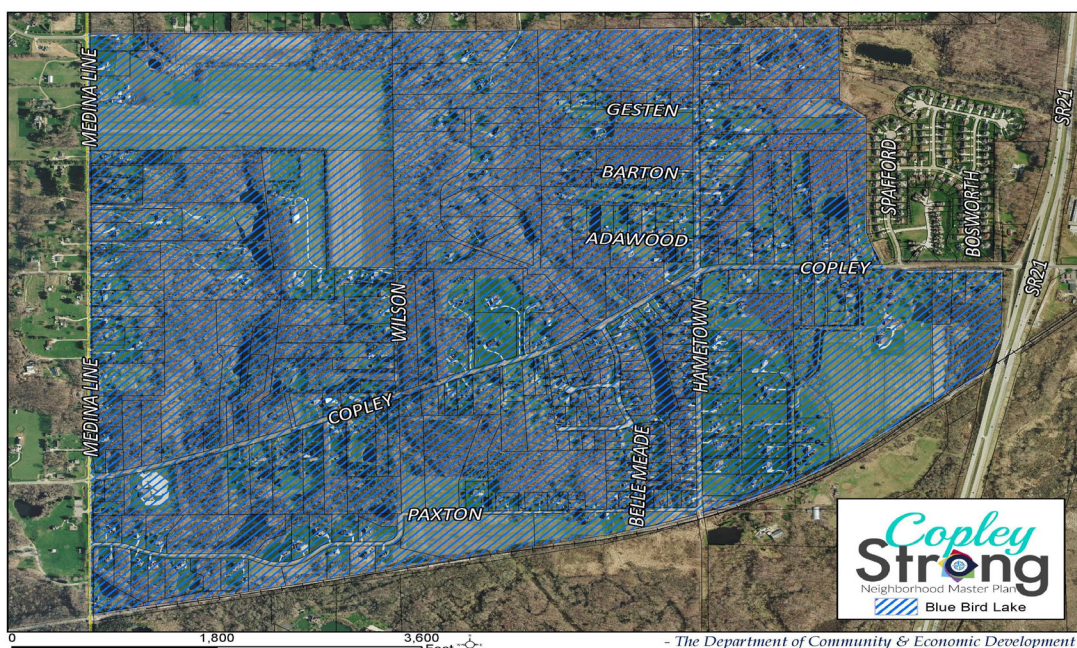
The neighborhood is bordered by Medina County to the west.

Residential development characterizes this neighborhood.

The Lakes Neighborhood is zoned residential encompassing both low and medium density use.

The Residential-Low District (R-LD) is established to provide for lower density residential development that will: (1) protect natural resources and maintain the environment and quality of life in the Township; (2) discourage concentrated living areas in the drainage area of the Barberton Reservoir where such concentration could create potential pollution of the reservoir and (3) discourage concentrated living areas in other areas where the irregularity of the land and the higher cost of providing central sewer facilities makes higher density development undesirable.

The Residential-Medium Density (R-MD) District is established to accommodate single-family and two-family residential dwellings at existing densities in the area so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

LITTLE FARMS

The Little Farms Neighborhood is located in the southeast portion of the Township. The area is bound by the City of Akron to the east, the City of Norton to the south and the Copley residential neighborhoods, Kendall & Colon, Meadows of Copley and Annabelle Estates to the north and the Wolf Creek Neighborhood to the west.

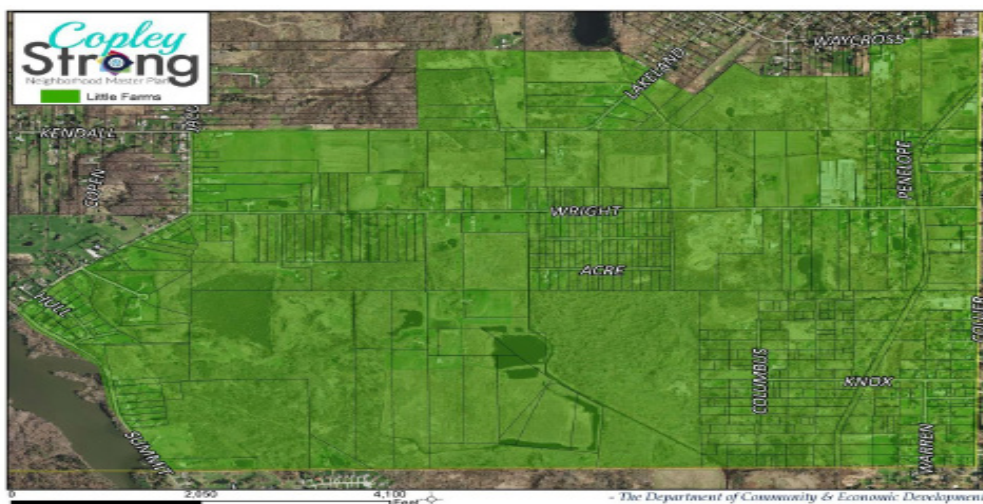
Small farming and small residential development characterize this neighborhood. The Little Farms neighborhood is one of Copley's earliest allotments with development beginning in the late 1920's.

Little Farms is zoned for Residential-Open Space Conservation (O-C) with a small portion reserved for industrial use.

The Residential-Open Space Conservation (R-OC) District is established to achieve the following purposes:

- To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas;
- To protect the ecological balance of an area;
- To conserve natural resources, such as river valley and tracts of forest land; and,
- To reduce the problems created by intensive development of areas having excessively high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.

The Industrial (I) District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial or service activities which in their normal operations have little or no adverse effect on adjoining properties. Provision is also made for a wider range of assembling, fabricating, and manufacturing activities as conditionally permitted uses, provided they can meet the standards necessary to insure that the effects of their objectionable characteristics on adjoining properties can be minimized.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

THE MEADOWS OF COPLEY

The Meadows of Copley Neighborhood is located in the mideast portion of the Township. The area is bound by Copley Road to the north, Annabelle Estates to the east, Jacoby Road to the west and the Little Farms Neighborhood to the south. Residential allotments and large open lots characterize this neighborhood.

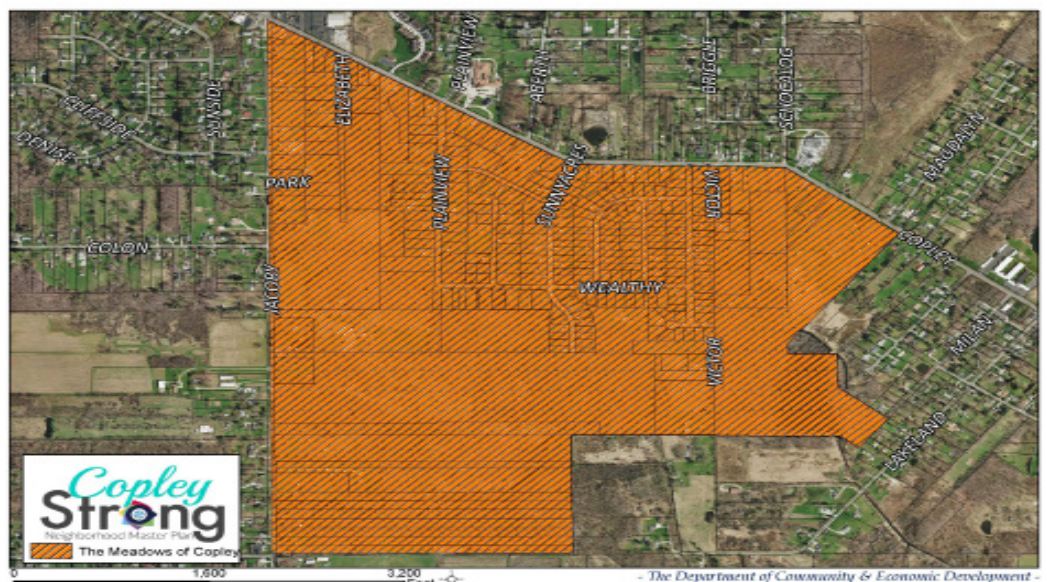
The Meadows of Copley is zoned Residential-Medium Density (R-MD) with a small portion dedicated to Residential-Open Space Conservation (O-C) and Commercial-Office/Retail (C-OR).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Residential-Open Space (O-C) District, is established to achieve the following purposes:

- To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas;
- To protect the ecological balance of an area;
- To conserve natural resources, such as river valley and tracts of forest land; and,
- To reduce the problems created by intensive development of areas having excessively high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.

The Commercial-Office/Retail District (C-OR) is established to create an environment primarily, but not exclusively, for the development of well located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

MONTROSE

The Montrose Neighborhood of Copley is located in the north quadrant of the Township. The area is bound by Medina Road to the north, SR 21 to the west, S. Cleveland-Massillon Road to the east and Rothrock Road to the South. The neighborhood is bordered by the City of Fairlawn to the east and south and Bath Township to the north.

Retail and commercial development characterize this neighborhood.

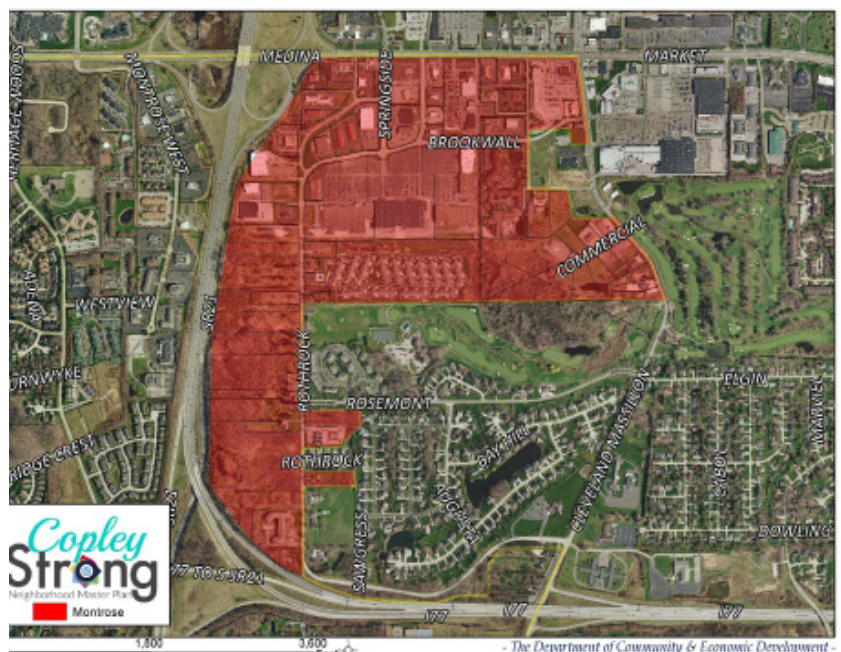
The Commercial-General Retail (C-GR) District is established to provide for a wide range of retail and service uses, including high intensity retail and service uses, such as large-scale retail establishments, that meet the shopping needs of the community and the region. This District is an appropriate location for developments featuring multiple retail and service uses on large sites with parking and drives for multiple tenants and coordinated signage and landscaping.

The Commercial-Office/Retail (C-OR) District is established to create an environment primarily, but not exclusively, for the development of well located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses/

The Commercial-Neighborhood Retail (C-NR) District, is established to accommodate individual and smaller groupings of retail and personal service businesses on relatively small lots of two (2) acres or less in proximity to residential districts that will primarily serve the residents of the immediate and nearby neighborhoods. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses on large lots.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Residential-High Density (R-HD) District is established to accommodate single-family residential dwellings with the objective of permitting a higher density of population where centralized sewer and water facilities are provided, and where positioning of homes can be used to buffer higher and lower density uses. A minimum of five (5) acres is required to establish an R-HD District. At least seventy-five percent (75%) of the lots must front on a local roadway or cul-de-sac street.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

PLAINVIEW ESTATES

The Plainview Estates Neighborhood is located in the northeast portion of the Township. The area is bound by Windsor Park to the north and west, Aberth Farms to the east, and Copley Road to the south. Residential development characterizes this neighborhood.

Plainview Estates is an established allotment in Copley with development beginning in the late 1950's.

The Plainview Estates Neighborhood is zoned Residential-Medium Density (R-MD).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

RIDGELAWN ESTATES

The Ridgelawn Estates Neighborhood of Copley is located in the north central portion of the Township. The area is bound by Ridgewood Road to the north, Cleveland-Massillon Road to the east, and the Copley Industrial Corridor to the west and south.

The Ridgelawn Estates is an established allotment in Copley with development beginning in the late 1950's.

Ridgelawn Estates is zoned Residential-Medium Density (R-MD) with a small portion dedicated to Commercial-Office/Retail (C-OR).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Commercial-Office Retail (C-OR) District is established to create an environment primarily, but not exclusively, for the development of well located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

ROYAL ROCK

The Royal Rock Neighborhood of Copley is located in the northwest portion of the Township. The area is bound by I-77 to the north, Cleveland-Massillon Road to the east, SR 21 to the west and Ridgewood Road to the south.

The area encompasses the Royal Rock Subdivision established in the late 1990's.

The land is zoned Residential-Medium Density (R-MD) with a small portion dedicated to Commercial-Office/Retail (C-OR).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Commercial-Office Retail (C-OR) is established to create an environment primarily, but not exclusively, for the development of well located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

SCHOCALOG RUN

The Schocalog Run Neighborhood of Copley is located in the mid east portion of the Township neighboring the cities of Fairlawn to the north and Akron to the east.

The area is characterized by a mix of commercial, residential and open space conservation. The Stone Creek Neighborhood highlights residential use in this area.

The land includes a mix of zoning with a small portion dedicated to Commercial-General Retail (C-GR) and the remainder dedicated to residential space inclusive of High, Medium and Conservation densities.

The Residential-High Density (R-HD) District is established to accommodate single-family residential dwellings with the objective of permitting a higher density of population where centralized sewer and water facilities are provided, and where positioning of homes can be used to buffer higher and lower density uses.

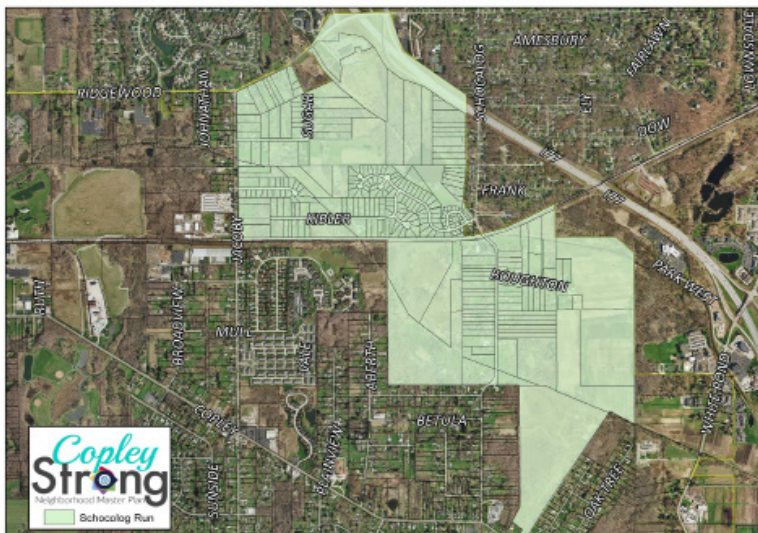
The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Residential-Open Space (R-OC) District, is established to achieve the following purposes: To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas;

To protect the ecological balance of an area;

To conserve natural resources, such as river valley and tracts of forest land; and,

To reduce the problems created by intensive development of areas having excessively high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.



- The Department of Community & Economic Development -

Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

STONY HILL

The Stony Hill neighborhood of Copley is located in the northwest quadrant of the Township. The area is bound by Medina Road to the north, S. Hametown Road to the east, Medina Line Road to the west and Ridgewood Road to the south.

The neighborhood is bordered by Sharon Township, located in Medina County to the west and Bath Township to the north.

Residential development has been progressive in this neighborhood since the early 2000's and is characterized by multiple subdivisions including The Preserve at Miller's Farm, Swan Lake, Wedgewood, and West Ridge Estates.

The Stony Hill Neighborhood is zoned Residential. The area is comprised of subdivisions which are both medium density and high density use.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Residential-High Density (R-HD) District is established to accommodate single-family residential dwellings with the objective of permitting a higher density of population where centralized sewer and water facilities are provided, and where positioning of homes can be used to buffer higher and lower density uses.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

WHITE POND VILLAGE

The White Pond Village Neighborhood of Copley is located in the southwest portion of the Township. The area is bound by the City of Akron to the north and east, Plainview Estates to the west and Copley Road to the south.

Residential development characterizes this neighborhood. The Marks Subdivision, located in this neighborhood, is one of Copley's mature allotments with development beginning in the late 1950's.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Residential-Open Space (R-OC) District, is established to achieve the following purposes:
To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas;

To protect the ecological balance of an area;

To conserve natural resources, such as river valley and tracts of forest land; and,

To reduce the problems created by intensive development of areas having excessively high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.



- The Department of Community & Economic Development -

Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

WINDSOR PARK

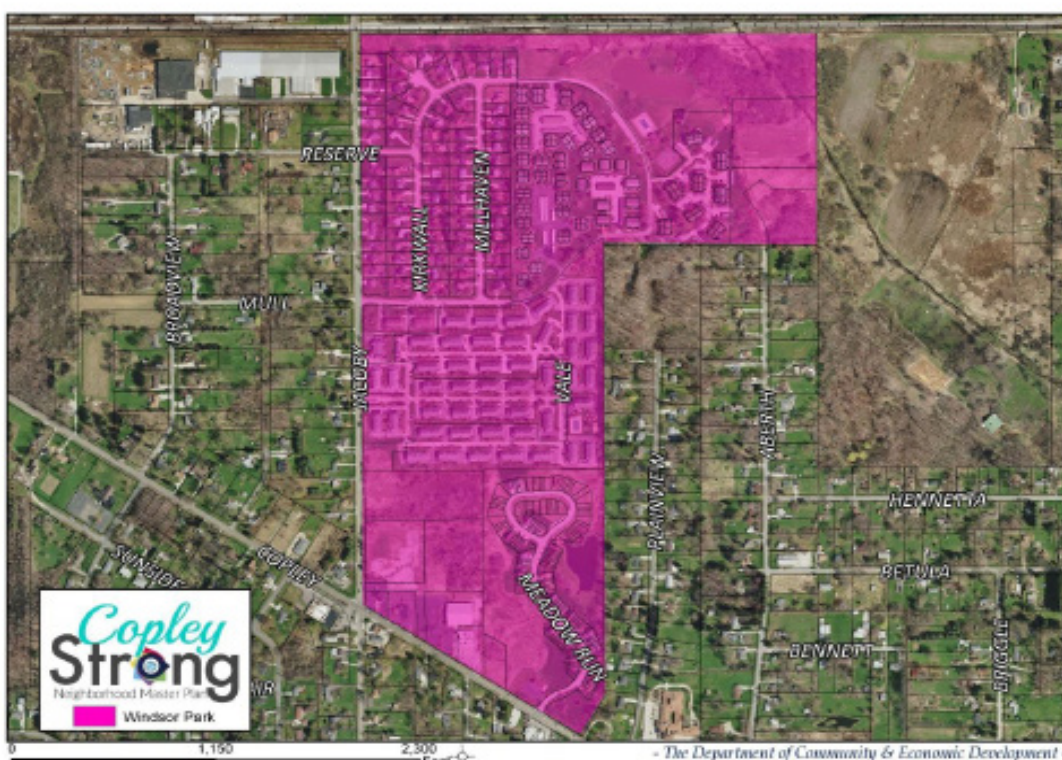
The Windsor Park Neighborhood of Copley is located in the south central portion of the Township. The area is bound by Windsor Park to the north, the Plainview Neighborhood to the east, Jacoby Road to the west and Copley Road to the south.

Residential development characterizes this neighborhood. The Aberth Allotment is one of Copley's mature allotments with development beginning in the late 1950's.

The land is zoned Residential-Medium Density (R-MD) with a portion dedicated to Residential-Single/Multi-Family (R-S/MF).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Residential-Single/Multi Family (R-S/MF) District, is established to accommodate single, two and multi-family residential dwellings. The object of this District is to permit a higher density of population where centralized sewer and water facilities can be economically provided, and where multi-family dwellings can be used to buffer other uses from commercial uses, highways, or railways.



Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

WOLF CREEK

The Wolf Creek Neighborhood of Copley is located in the southwest quadrant of the Township. The area is partially bound by residential neighborhoods to the east, Medina Line Road to the west, the City of Akron to the south and the Wheeling and Lake Erie railway line to the north.

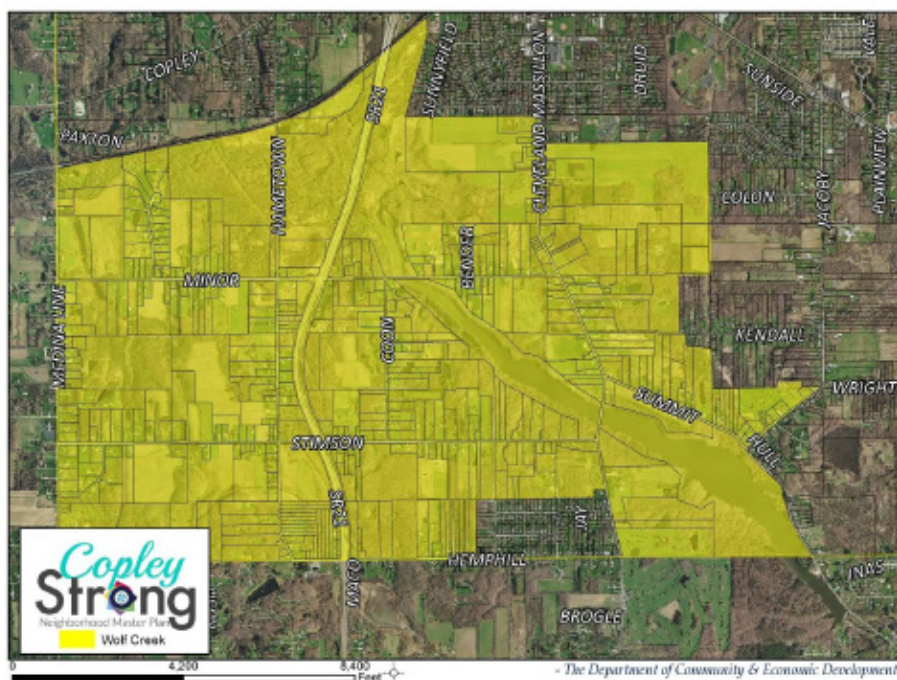
The neighborhood is bordered by Sharon Township, located in Medina County, to the west.

Large residential lots, rural landscape and scenic views of the Barberton Reservoir characterize this neighborhood.

The land is zoned residential encompassing both low and medium density use.

The Residential-Low Density (R-LD) District is established to provide for lower density residential development that will: (1) protect natural resources and maintain the environment and quality of life in the Township; (2) discourage concentrated living areas in the drainage area of the Barberton Reservoir where such concentrations could create potential pollution of the reservoir and (3) discourage concentrated living areas in other areas where the irregularity of the land and the higher cost of providing central sewer facilities makes higher density development undesirable.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



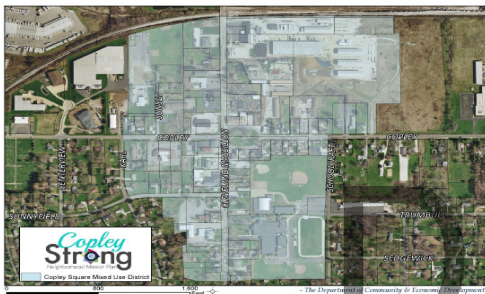
Chapter 8:

Land Use Concept Area

Neighborhood Master Plan

The following neighborhoods are primarily comprised of commercial, industrial and public space parcels.

There is an opportunity for mixed-use and live-work use growth and development in these neighborhoods.



The Copley Square Neighborhood is located in the central portion of the Township and comprises the Copley Circle Mixed Use District. *

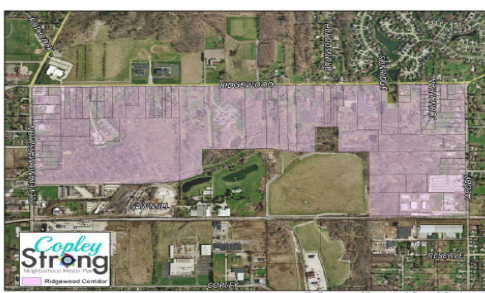
* Proposal to rename to Copley Square Mixed Use Compact Development District.



The Copley Community Park Neighborhood is the largest source of public and green space available in the Township and comprises over 80 acres east of the Copley Square Neighborhood.



The Copley Industrial Corridor is centrally located and adjacent to the Wheeling and Lake Erie railway.



The Ridgewood Corridor borders the City of Fairlawn and is comprised of commercial parcels and parcels conducive to live-work opportunities.

Chapter 8:

Land Use Concept Area

Proposed Boards & Commissions / Future Documents

In addition to reviewing planning tools, the Land Use Plan offers concept areas to guide future development and redevelopment.

The Trustees could establish a structure of professional boards, commissions, or ad hoc committees to oversee, advise, or handle certain tasks to accomplish goals and initiatives of the Township.

The Board of Trustees may also need to commission other planning documents to assist in the development or creation of some of the ideas and concepts proposed.

Below are the proposed Boards & Commissions and the documents they may be responsible for implementing and managing.

Proposed Boards & Commissions

Economic Redevelopment Position

Copley Township would create a position or hire a consultant to conduct an economic redevelopment feasibility study, identifying potential for economic revitalization for older or under-performing retail/office/industrial properties or corridors. Studies might determine the commercial development potential of the area and identify market conditions necessary for redevelopment to occur. The position would also work with landowners, developers, lenders and government authorities on future projects.

Future Documents

Cleveland-Massillon and Ridgewood Corridor Plan

Copley Township would develop a plan that looks at the corridor as a viable business/commercial corridor. The plan would look at zoning, parcel sizes, transportation, and infrastructure. This study might be combined with the Copley Square Historical District Plan and the Copley Road Corridor Plan.

Copley Road Corridor Plan

Copley Township would develop a plan that looks at the corridor as a viable business/commercial corridor. The plan would look at zoning, parcel sizes, transportation, and infrastructure.

Cost of Community Service Study

To justify open space preservation, a Cost of Community Services (COCS) study would show that greenways and farmland generate more in local revenues than they require in services. A COCS study would be useful to Copley Township to help to justify money spent on preservation.

Farmland Preservation Committee

A committee would be created to develop, implement and evaluate farmland preservation tools. The committee would identify and assess the challenges farmers and farmland owners are facing, their future plans/needs, the level of public support for new and existing programs and policies. It would identify techniques and issues that are barriers to profitable farming, recommend methods to ensure the long-term viability of agriculture, and evaluate the cost to fund farmland protection and identify potential local, state, and federal sources of funding for farmland protection.

Farmland Preservation Plan

Copley Township would develop a Farmland Preservation Plan to save farmland for future generations and to help farmers create profitable new farm activities.

Chapter 8:

Land Use Concept Area

Proposed Boards & Commissions / Future Documents

Proposed Boards & Commissions

Historic District Committee

Copley Township would work with the Copley Historical Society and Copley Square businesses to develop a plan for the Copley Square area.

Future Documents

Copley Square Historic District Plan

Copley Township would develop a plan that would look at establishing a historic district that would protect, enhance, and promote the district. The plan could establish design standards as well as identifying possible mixed uses or special zoning. Special state historic designations could also be investigated. In addition, the plan would look at funding opportunities for installing utilities underground and the development of an artisan/farmers market.

Montrose Joint District Group

The purpose of this group would be to provide collaboration and continuity for this retail district. This could include both regional marketing efforts through design and signage standards. This group would be made of the three communities that make up the Montrose area - Copley, Bath, and Fairlawn. Each community could appoint members to the group.

Montrose Study

A Montrose study could look at design standards, signage, landscaping, transportation and circulation, new development and redevelopment opportunities within the Township and adjacent communities in the Montrose area.

Neighborhood Ambassadors

Copley Township can establish a network of residents who serve as representatives for each neighborhood as identified in the Neighborhood Master Plan. Ambassadors are charged with promoting improvements, identifying problems, and informing neighbors about beneficial services and programs.

Neighborhood Master Plan

A Neighborhood Master Plan can be utilized to engage, educate and communicate with residents.

Parks and Recreation Committee

This committee would oversee planning and oversight of both passive and active parks and recreation activities. The committee could support the trustees and staff by spearheading certain projects and events such as park and open space acquisition, preparation of plans and reports, and organizing various events.

Parks and Recreation Plan

Copley Township should develop a Parks and Recreation Plan identifying areas to be acquired for passive and active recreation and possible funding sources.

Chapter 8:

Land Use Concept Area

Proposed Boards & Commissions / Future Documents

Proposed Boards & Commissions

Scenic Byway Committee

Copley Township would create a steering committee as part of the Trail and Greenway Committee to put together a Scenic Byway Plan and application with ODOT.

Future Documents

Scenic Byway Plan

Copley Township would develop and submit an application for an Ohio Byway designation based on one of the following outstanding intrinsic qualities: scenic, natural, historical, cultural, recreational, and/or archaeological.

Trails and Greenway Committee

This committee can work in conjunction with the Parks and Recreation Committee. The committee would be designated to spearhead a Trail and Greenway Plan for the Township. The committee would begin work by reviewing the plan developed by the Summit County Trails and Greenway Plan to find opportunities for connecting regional trail networks.

Greenway Plan

Copley Township would develop a Township wide greenway implementation plan to protect corridors of open space and to provide recreational opportunities. This study might be combined with a Parks and Recreation Plan.

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9/4/2019

Chapter 8:

Land Use Concept Area

Concept Areas

The Department of Community & Economic Development reviewed the Concept Area Map developed in 2009. The Concept Area Map is a tool used to guide the development of the Future Land Use Map. Staff, in conjunction with the Zoning Commission, updated the Land Use Policy Matrix associated with each concept area. As part of the review, concept areas were updated to reflect current uses and the goals and objectives associated with each concept area. Additionally, an effort was made to blend the goals and objectives of the Township's agricultural and rural residential areas.

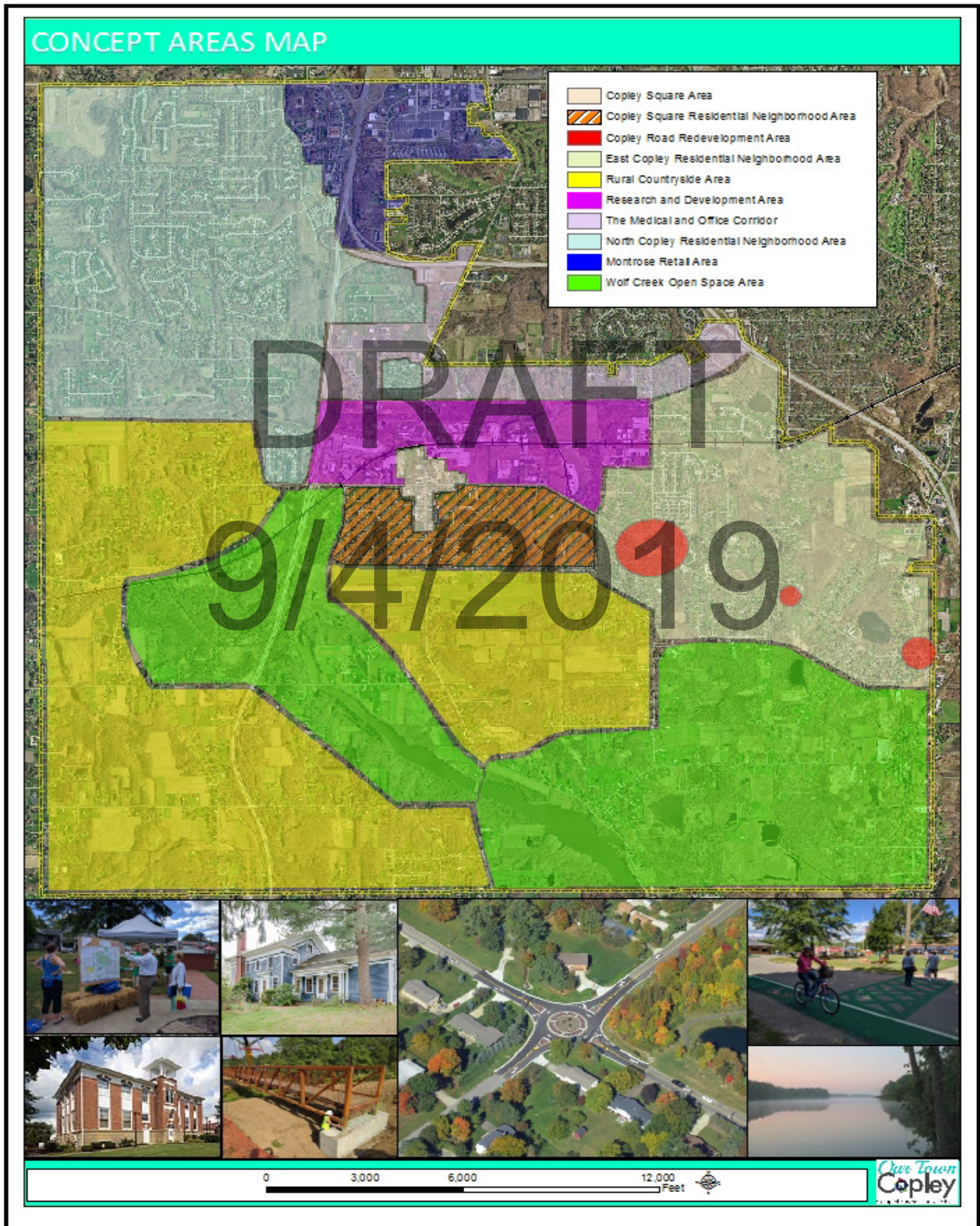
- Copley Research and Development Area
- Copley Square District
- Copley Square Residential Neighborhood Area
- Copley Road Redevelopment Areas
- East Copley Residential Area
- Montrose Retail Area
- North Copley Residential Neighborhood Area
- Ridgewood Medical/Office Corridor
- Rural Countryside Area
- Wolf Creek Open Space Area

DRAFT
9/4/2019

Chapter 8:

Land Use Concept Area

Concept Areas



Chapter 8:

Land Use Concept Area

Land Use Matrix

Table 8.1: Land Use Policy Matrix

Concept Area	Existing Character	Prevailing Land Use	Planning Issues	Goals & Objectives	Effective Tools	Appropriate Land Uses	Implementation
A. North Copley Residential Neighborhood Area	1. Newer home subdivisions 2. Sewer & water with higher density	1. Residential	1. Pedestrian infrastructure 2. Need for protected open space & parks	1. Create additional park space and trails systems 2. Connecting residential developments	Compact Development, Conservation Development, Design Guidelines, Low Impact Design Guidelines, NeoTraditional Development	1. Residential	Zoning Commission Parks & Recreation Committee Trail & Greenway Committee Neighborhood Ambassadors
B. Montrose Retail Area	1. Commercial & Retail	1. Commercial & Retail	1. Traffic management 2. Pedestrian infrastructure 3. Lack of human scale 4. Architectural uniformity 5. Lack of commercial diversity 6. Impervious surface	1. Redevelop with less impervious surfaces and more aesthetically pleasing design 2. Traffic improvements such as roundabouts 3. Master Plan	Compact Development, Downzoning, Mixed Use Development, Performance Zoning, Conservation Development, Design Guidelines, Environmental Zoning, Low Impact Design Guidelines, NeoTraditional Development	1. Commercial & Retail	Design Guidelines Zoning Commission County Engineer
C. Ridgewood Medical/Office Corridor	1. Office 2. Non-Conforming Residential	1. Mixed Use Office 2. Healthcare Facilities 3. Places of Worship	1. Above-ground Utilities 2. Availability of public utilities 3. Traffic volume 4. Balance commercial growth & neighboring residential	1. Keep uses and scale in neighborhood character 2. Protect existing neighborhoods along corridor	Compact Development, Mixed Use Development, Performance Zoning, Design Guidelines, Low Impact Design Guidelines, NeoTraditional Development	1. Office	Design Guidelines Zoning Commission
D. Copley Research & Development Area	1. Industrial 2. Office	1. Industrial 2. Office	1. Heavy truck traffic 2. Above-ground utilities 3. Traffic circulation patterns	1. Provide adequate buffers for neighborhoods 2. Underground utilities	Performance Zoning, Design Guidelines, Low Impact Design Guidelines	1. Light Industrial 2. Office	Zoning Commission County Engineer
E. Copley Square Area	1. Mixed-Use Retail 2. Residential	1. Commercial 2. Retail 3. Civic	1. Lack of residential options 2. Conditions of structures 3. Pedestrian infrastructure 4. Definable district 5. Public parking 6. Utility gaps 7. Traffic circulation	1. Create a master plan & design standards 2. Create district enhancements to roads, structures and open spaces 3. Encourage human-scale retail and dining options 4. Enhance and expand public space 5. Encourage small restaurants 6. Enhance compact mixed-use development 7. Underground utilities	Compact Development, Mixed Use Development, Performance Zoning, Conservation Development, Design Guidelines, Low Impact Design Guidelines, NeoTraditional Development	1. Commercial 2. Mixed-Use 3. Historic	Historic Committee Scenic Byways Committee Trails & Greenway Committee Neighborhood Ambassadors County Engineer
F. Copley Square Residential Neighborhood Area	1. Established Residential 2. Civic	1. Residential	1. Availability of public utilities 2. Pedestrian infrastructure	1. Explore extension of sewer and water 2. Address Property Maintenance	Compact Development, Impact Fees, Mixed Use Development, Design Guidelines, NeoTraditional Development	1. Residential	Zoning Commission Neighborhood Ambassadors County Engineer
G. East Copley Residential Neighborhood Area	1. Established Residential	1. Residential	1. Availability of public utilities 2. Age & condition of homes	1. Explore extension of sewer and water 2. Address Property Maintenance	Compact Development, Mixed Use Development, Performance Zoning, Design Guidelines, Low Impact Design Guidelines, NeoTraditional Development	1. Residential	Zoning Commission Neighborhood Ambassadors
H. Copley Road Redevelopment Areas	1. Commercial & Residential	1. Commercial 2. Residential	1. Lack of use uniformity 2. Availability of public utilities	1. Encourage redevelopment 2. Allow compact, mixed-use 3. Address Property Maintenance 4. Master Plan	Compact Development, Mixed-Use Development, Performance Zoning, Design Guidelines, Low Impact Design Guidelines, NeoTraditional Development	1. Low impact commercial uses which benefit contiguous residential neighborhoods	Economic Development Staff
I. Rural Countryside Area	1. Rural Residential 2. Agriculture	1. Residential 2. Agriculture	1. Pressure of development 2. Expansion of utilities into rural areas of the township 3. Remaining farmland	1. Encourage residential development which complements open spaces and agricultural land 2. Require buffers from existing farms 3. Retain roadway view for rural character 4. Create economic incentives for farmland and agricultural preservation	Downzoning, Conservation Development, Design Guidelines, Environmental Zoning, Low Impact Design Guidelines	1. Agriculture 2. Conservation 3. Residential	Zoning Commission Farmland Preservation Committee Scenic Byways Committee
J. Wolf Creek Open Space Area	1. Rural Residential 2. Agriculture 3. Natural Open Space	1. Residential 2. Agriculture 3. Natural Resources	1. Age & condition of homes 2. Flood management 3. Blighted regions 4. Bessie Williams Superfund Site	1. Encourage open space, greenways, trails & passive recreation 2. Explore potential for flood water management plans 3. Encourage riparian/wetland restoration	Downzoning, Conservation Development, Environmental Zoning	1. Open Space 2. Agriculture 3. Passive 4. Trails & Greenways	Zoning Commission Parks & Recreation Committee Trails & Greenways Committee

Chapter 9:

Future Land Use Plan

The Department of Community & Economic Development recommended the following update to the Future Land Use Map based on public engagement, inter-department and external agency feedback.

Future Land Use Plan Map

The Updates represented in the 2020 Comprehensive Land Use Plan are designed to reflect the goals and vision expressed by residents and stakeholders of our community for managed and sustainable growth in the township and are reflected in the Future Land Use Plan Map.

Based on the 2016 Community Perspective Survey, residents strongly indicated their satisfaction with the way in which their residential land is utilized and expressed a desire for policies which support managed growth. Therefore, the Future Land Use Plan Map reflects small changes to the following areas of the Township:

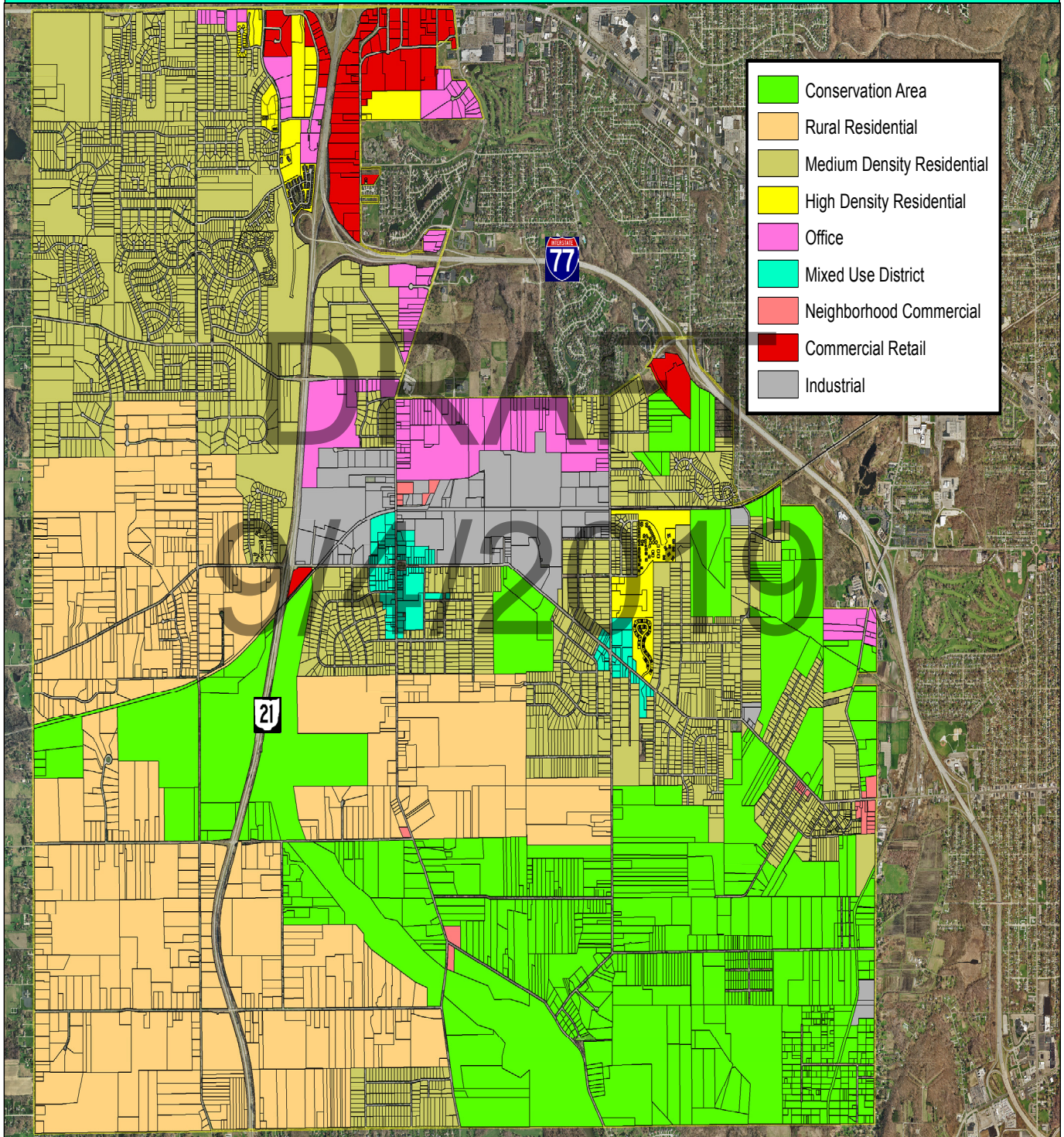
1. Copley Square Area - Increase the Mixed Use area to incorporate more residential neighborhoods.
2. Ridgewood Rd./Cleveland Massillon - Updates designed to reflect the desire of this area to be utilized as the “Medical/Office Corridor” for the Township.
3. Industrial Corridor - Updates designed to reflect the desire of this area to be utilized as a “Tech Corridor” for the Township.
4. Montrose Area - Identified specific parcel use on map to better reflect the desire of residential versus commercial and office versus commercial retail.

Chapter 9:

Future Land Use Plan

Future Land Use Plan Map

Future Land Use Map



Chapter 10:

Definitions

ABBREVIATED STORM WATER POLLUTION PREVENTION PLAN (ABBREVIATED SWP3): The written document that sets forth the plans and practices to be used to meet the requirements of this regulation.

ACRE: A measurement of area equaling 43,560 square feet.

ADAPTIVE REUSE: Substantial improvement of a building or buildings for the purpose of incorporating a new type of development.

ADVERSE IMPACT: Any harmful effect on receiving waters, including their quality, quantity, surface area, aesthetics or usefulness for human or natural uses. Such deleterious effect is or may potentially be harmful or injurious to human health, welfare, safety or property, or which unreasonably interferes with the enjoyment of life or property, including outdoor recreation.

AFFORDABLE HOUSING: Dwellings available at a cost of no more than 30% of gross household income to households at or below 80% of the County median income as reported by the U.S. Department of Housing and Urban Development (HUD).

AGRICULTURAL LANDS: Land primarily devoted to commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, trees, fish in upland hatcheries, or livestock and that has long-term commercial significance for agricultural production.

APPLICANT: Any person who executes the necessary forms to procure official approval of a project or a permit to carry out a project.

AQUIFER: A geological formation, group of formations or part of a formation composed of rock, sand or gravel capable of storing and yielding groundwater to wells and springs.

ARCHEOLOGICAL SITE: Any area where artifacts, remains or any other evidence of a historical or prehistorical nature of 100 years old or more are found below or on the surface of the earth. These artifacts must have archaeological significance. Artifacts may include, but are not limited to: objects of antiquity, Native American, colonial or industrial relics, or fossils.

BEST MANAGEMENT PRACTICES (BMPs): Schedule of activities, prohibitions of practices, maintenance procedures, and other management practices (both structural and non-structural) to prevent or reduce the pollution of water resources and wetlands. BMPs also include treatment requirements, operating procedures, and practices to control facility and/or construction site runoff, spillage, or leaks; sludge or waste disposal; or drainage from raw material storage. BMPs for construction are outlined in "Rainwater and Land Development, Ohio's Standard for Stormwater Management, Land Development, and Urban Stream Protection," prepared by the Ohio Department of Natural Resources.

BIORETENTION SYSTEMS: Rain gardens, vegetated swales, trenches, and infiltration basins used to minimize stormwater infrastructure and improve the quality of groundwater.

BOND: Contract to pay a specified sum of money (the principal or face value) at a specified future date (maturity) plus interest paid at an agreed percentage of the principal.

CAPACITY: The maximum number of vehicles, which can travel on a given section of roadway during a specific time period.

CAPITAL IMPROVEMENT PROGRAM (CIP): A plan for future capital expenditures which identifies each capital project, its anticipated start and completion, and allocates existing funds and known revenue sources.

CATEGORY 1 WETLANDS: Those wetlands classified by the Ohio Environmental Protection Agency (Ohio EPA) as Category 1 wetlands under OAC 3745-1-54 (C)(3), in accordance with generally accepted wetland functional assessment methods acceptable to the U.S. Army Corps of Engineers and Ohio EPA at the time of application of this regulation.

CATEGORY 2 WETLANDS: Those wetlands classified by the Ohio Environmental Protection Agency (Ohio EPA) as Category 2 wetlands under OAC 3745-1-54 (C)(2).

Chapter 10:

Definitions

CATEGORY 3 WETLANDS: Those wetlands classified by the Ohio EPA as Category 3 wetlands under OAC 3745-1-54(C) (3), in accordance with generally accepted wetland functional assessment methods acceptable to the U.S. Army Corps of Engineers and Ohio EPA at the time of application of this regulation.

CLEARING: Any activity which removes the vegetative ground cover.

CRITICAL AREA: The land area at the top of bank of a stream or wetland boundary.

COMMERCIAL: Describes business enterprises engaged in the buying, selling, or production of non-industrial goods and services such as retail or offices.

CONDITIONAL USE: Uses that may be permitted in an area if certain conditions are present, or if certain conditions are met.

CONTAMINATION: An impairment of water quality by chemicals, radionuclides, biologic organisms, or other extraneous matter whether or not it affects the potential or intended beneficial use of water.

CLUSTER DEVELOPMENT: A form of development that permits a reduction in lot area requirements, frontage and setbacks to allow development on the most appropriate portions of a parcel of land in return for provision of a compensatory amount of permanently protected open space within the property subject to a development application.

CONSTRUCTION ENTRANCE: The permitted points of ingress and egress to development areas regulated under this regulation.

CURRENT AGRICULTURAL USE VALUE (CAUV) Program: The Current Agricultural Use Value (CAUV) Program was implemented within the State of Ohio to save open spaces and to permit the valuing of farmland on its ability to produce income rather than on market value. The CAUV law can provide significant tax saving benefits to those involved in agricultural production if qualifications are met.

DAMAGED OR DISEASED TREES: Trees that have split trunks, broken tops, heart rot, insect or fungus problems that will lead to imminent death, undercut root systems that put the tree in imminent danger of falling, lean as a result of root failure that puts the tree in imminent danger of falling, or any other condition that puts the tree in imminent danger of being uprooted or falling into or along a watercourse or onto a structure.

DEFINED CHANNEL: A natural or man-made depression in the terrain which is maintained and altered by the water and sediment it carries.

DENSITY: The number of families, persons, or dwelling units of land usually expressed as “per acre” which describes the intensity of development. For the purposes of this document, we are defining the following density classifications.

LOW DENSITY: Any zoning that allows lot size or densities of 1 unit per 1.5 acres or more.

MEDIUM DENSITY: Any zoning that allows densities up to 2 units per 1 acre or more.

HIGH DENSITY: Any zoning that allows lot size or densities of up to 3 units per acre.

DESIGNATED WATERCOURSE: A watercourse within the Township that is in conformity with the criteria set forth in this regulation.

DESIGN GUIDELINES: An element of the Development Regulations describing those standards and regulations which directs the appearance of development and redevelopment projects, site and street design and seeks to preserve and/or enhance the aesthetic qualities of an area.

DETENTION: A practice designed for temporary storage of storm water with a controlled release rate. Generally detention basins will be “dry” between storm events.

DEVELOPMENT: To make a site or area available for use by physical alteration. Development includes but is not limited to: providing access to a site, clearing of vegetation, grading, earth moving, providing utilities and other services such as parking facilities, storm water management and erosion control systems, and sewage disposal systems, altering landforms, or construction of a structure on the land.

Chapter 10:

Definitions

DEVELOPMENT AREA: A parcel or contiguous parcels owned by one person or persons, or operated as one development unit, and used or being developed for commercial, industrial, residential, institutional, or other construction or alteration that changes runoff characteristics.

DEVELOPMENT CHECKLIST: By establishing a development checklist of Township requirements, a clear and predictable outline can be established. This reduces staff time and resources by having to request additional information, boards denying applicants because of lack of information as well as developers having a better understanding of what is to be expected.

DEVELOPMENT PERFORMANCE STANDARDS: An element of the Development Regulations describing those standards and regulations which directs and specifies the quality level of the development process to minimize adverse impacts to the land, wildlife and community.

DEVELOPMENT REGULATIONS: Describes the umbrella title that encompasses various elements, which together, regulate all development and redevelopment.

DISCRETIONARY REVIEW PROCESS: A Development Regulation procedure that affords staff the opportunity to closely examine those developments proposed in areas of concern to the community.

DISTURBED AREA: An area of land subject to erosion due to the removal of vegetative cover and/or soil disturbing activities.

DOWNZONING: Rezoning of a tract of land to less-dense or intensified use. Downzoning is used to curb sprawl and direct growth to designated areas.

DRAINAGE: (1) The area of land contributing surface water to a specific point, and/or its watershed. (2) The removal of excess surface water or groundwater from land by surface or subsurface drains.

EASEMENT: A right or privilege that a person or agency may have on another's land.

EROSION: The process by which the land surface is worn away by the action of wind, water, ice, gravity or any combination of those forces.

EROSION AND SEDIMENT CONTROL: The control of soil, both mineral and organic, to minimize the removal of soil from the land surface and to prevent its transport from a disturbed area by means of wind, water, ice, gravity, or any combination of those forces.

FACILITY: Something that is built, installed, or established for a particular purpose.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA): The agency with overall responsibility for administering the National Flood Insurance Program.

FINAL PLAT: The mylar containing all details of the subdivision that is recorded with the county fiscal office.

FINAL STABILIZATION: All soil disturbing activities at the site have been completed and a uniform perennial vegetative cover with a density of at least 80% coverage for the area has been established or equivalent stabilization measures, such as the use of mulches or geotextiles, have been employed.

FIRST FLUSH: The delivery of a large load of pollutants during the early part of storms due to rapid runoff of accumulated pollutants. The first flush in these guidelines is defined as the runoff generated from a one year 24 hour storm event from land which has been made more impervious from pre-development conditions through land grading and construction/ development activities.

FLOODPLAIN: For a given flood event, that area of land temporarily covered by water which adjoins a watercourse.

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that are extremely hazardous due to the velocity of storm waters which carry debris and projectiles and have erosion potential such that these areas must be reserved to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not result in substantially higher flood levels and flow velocities.

FLOODWAY FRINGE: The portion of a floodplain that is inundated by floodwaters but is not within a defined floodway. Floodway fringes serve as temporary storage for floodwaters.

Chapter 10:

Definitions

FORM-BASED CODE: A land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law.

FRAGMENT: A relatively homogeneous type of habitat that is spatially separated from other similar habitats and differs from its surroundings.

GOAL: Broad statements of the direction the Township wishes to proceed. For example, "Balance development and the need for services with protection of natural resources and rural character." A long range aspiration that is intended to direct a general course of action or set direction toward an ideal end state that may or may not be achievable.

GREY WATER: All domestic wastewater except toilet discharge water.

GROUNDWATER PROTECTION OVERLAY DISTRICT: The Township zoning district defined to overlay other Township zoning districts. This district may include specifically designated recharge areas that collect precipitation or surface water and carry it to aquifers.

GROWTH: New development or intensification of existing development.

GRUBBING: The removal of the vegetative underground root structure.

HABITAT: Physical features, topography, geology, stream flow, and biological characteristics, vegetation cover, other species, needed to provide food, shelter and reproductive needs of animal or plant species.

HABITAT FRAGMENTATION: Breaking up of previously continuous habitat or ecosystems into spatially separated and smaller areas. Habitat fragmentation results from land uses associated with forestry, agriculture and settlement, but can also be caused by natural disturbances like wildfire, wind or flooding. Suburban and rural development commonly change patterns of habitat fragmentation of natural forests, grasslands, wetlands and coastal areas as a result of adding fences, road, houses, landscaping and other development activities to the area.

HAZARDOUS MATERIAL: A material in one or more of the following categories: an ignitable gas, liquid or solid which may cause fires through friction, absorption of moisture, or which has low flash points (e.g., white phosphorous and gasoline); an explosive or reactive gas, liquid or solid which will vigorously and energetically react uncontrollably if exposed to heat, shock, pressure or combinations thereof (e.g., dynamite, organic peroxides and ammonium nitrate); a carcinogenic gas, liquid, or solid which is normally considered to be cancer causing or mutagenic (e.g., PCB's in some waste oils); a highly toxic gas, liquid or solid so dangerous to man as to afford an unusual hazard to life (e.g., chlorine gas); a moderately toxic gas, liquid, or solid which through repeated exposure or in a single large dose can be hazardous to man; or a corrosive material, whether acid or alkaline, which will cause severe damage to human tissue, or in case of leakage might damage or destroy other containers of hazardous materials and cause the release of their contents (e.g., battery acid and phosphoric acid).

HISTORIC STRUCTURE: Any building, structure or site which is now listed or is qualified to be listed on the National or State Registers of Historic Places as determined by the State Historic Preservation Officer in consultation with the applicable local historical commission.

HOMEOWNERS ASSOCIATION: An organization of homeowners residing within a particular development whose major purpose is to maintain and provide community facilities and services for the common enjoyment of the residents.

HUNDRED-YEAR FLOODPLAIN: Any land susceptible to being inundated by water from a base flood. The base flood is the flood that has a one percent or greater chance of being equaled or exceeded in any given year. For the purposes of this regulation, the hundred-year floodplain shall be defined by FEMA and approved by the County of Summit Department of Building Standards.

HYDROGEOLOGIC ANALYSIS: A study by a hydrogeologist to collect information of the subsurface and geologic conditions, including the type and thickness of geologic materials, the occurrence of ground water, how it flows in pore spaces and fractures, and the quantity and quality of the ground water. The analysis of the data collected in the investigation of a site can be used: to select the location of a well where a sufficient quantity of ground water exists for the intended purpose; to identify environmentally-sensitive groundwater recharge areas; and to identify an area where potential or known contamination could be drawn into a well or spring.

Chapter 10:

Definitions

IMPERVIOUS COVER: Any paved, hardened, or structural surface, regardless of its composition, that cannot effectively absorb or infiltrate water, including, but not limited to, buildings, roads, driveways, parking lots, loading/unloading areas, decks, patios and swimming pools.

INTERMITTENT STREAM: A natural channel that may have some water in pools but where surface flows are non-existent or interstitial for periods of one week or more during typical summer months.

INFILL: The development of new residential, commercial or other land uses on vacant or underutilized sites within existing areas that are substantially developed.

INFRASTRUCTURE: Facilities and services needed to sustain residential, commercial and industrial development including, but not limited to water supply and distribution facilities, sewage collection and treatment facilities, streets and roads, communications, energy, and public facilities such as schools and fire stations.

INITIATIVES/OBJECTIVES: Specific actions or programs that the Township will take to carry out the policies and pursue its goals. For example, "Incorporate conservation development into the zoning resolution based on public health and safety, making conservation development preferable or permitted." Many of the initiatives will be depicted on a Future Land Use Plan map, which will provide the basis for zoning updates. However, the Plan itself will identify other potential initiatives and will describe the rationale for the goals, policies, and initiatives.

INTENSITY OF USE: The manner in which land is used, zoned, or planned. The more a site or area is developed and the busier the activities associated with that development are, the more intense the use is considered to be. The most intense use of land is heavy industrial uses, with the least intensive use being open space. Generally refers to a hypothetical scale which places rural uses as least intense, proceeding through residential densities, commercial uses to industrial uses.

INVASIVE SPECIES: Invasive plant species are non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health. They are usually characterized by fast growth rates, high fruit production, rapid vegetative spread and efficient seed dispersal and germination. Since these plants are not native to Ohio, they lack the natural predators and diseases which would naturally control them in their native habitats. Some of the top invasive non-native plants include: bush honeysuckles (Amur, Morrow and Tatarian), buckthorn (glossy and common), garlic mustard, purple loosestrife, common reed grass, reed canary grass, autumn and Russian olive, multiflora rose, Japanese honeysuckle, narrow-leaved cattail, Canada thistle and tree-of-heaven. For more information, see the website for the Ohio Department of Natural Resources Division of Natural Areas and Preserves.

JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD): An arrangement in Ohio where one or more municipalities and a township agree to work together to develop township land for commercial or industrial purposes. The benefit to the municipality is that they collect a portion of the taxes levied in the JEDD without having to annex it. The benefits to the township are that it does not lose prime development land and the township can negotiate for other services such as water, sewer, or police and fire.

KNOWLEDGE-BASED SECTOR: This sector includes industries that create and disseminate knowledge. These industries include educational institutions, high-tech services such as computer programming and data processing, and professional services such as marketing and law firms.

LANDSCAPE ARCHITECT: A Professional Landscape Architect registered in the State of Ohio.

LARGER COMMON PLAN OF DEVELOPMENT OR SALE: A contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under one plan.

LEED: U.S. Green Building Council's Leadership in Energy and Environmental Design Green Rating System. Programs offered for commercial projects include Platinum, Gold, Silver and Basic certification levels. LEED for Homes is the residential program.

LEVEL OF SERVICE (LOS): A standardized, qualitative measure usually applied to vehicle operating conditions on a roadway based on criteria including speed, travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience and operating costs.

Chapter 10:

Definitions

LOW IMPACT DESIGN (LID) GUIDELINES: An effective LID approach to land use regulations provides flexible performance-based goals and design criteria while promoting opportunities for using innovative management practices and site planning techniques that can be incorporated to compensate for development disturbance. Innovative techniques related to planning and design for stormwater management, grading, natural resource protection, and site layout are commonly integrated in low impact development approaches.

MAXIMUM EXTENT PRACTICABLE: The level of pollutant reduction that site owners of small municipal separate storm sewer systems regulated under 40 CFR Parts 9, 122, 123, and 124, referred to as NPDES Storm Water Phase II, must meet.

MINI-PARK: A very small open space area with limited recreational amenities, such as a tot-lot, for the use of nearby residents.

MITIGATION: Appropriate measures which, at a minimum, offset any adverse impacts of a proposed development.

NATURAL SUCCESSION: A gradual and continuous replacement of one kind of plant and animal group by a more complex group. The plants and animals present in the initial group modify the environment through their life activities thereby making it unfavorable for themselves. They are gradually replaced by a different group of plants and animals better adapted to the new environment.

NEOTRADITIONAL DEVELOPMENT: A term used to describe development which focuses on the restoration of towns within coherent metropolitan regions, the reconfiguration of sprawling suburbs into communities of neighborhoods and diverse districts, the conservation of natural environments, and the preservation of our built legacy.

NITROGEN: A nutrient, which when released may stimulate the growth of aquatic organisms. Such organisms upon decomposition, can adversely affect the ecological quality of the waters by depleting its supply of dissolved oxygen.

NON-CONFORMING USE: A non-conforming use is the existence of a property that does not comply with, nor conform to, the present zoning status for its location.

NOXIOUS WEED: Any plant species defined by the Ohio Department of Agriculture as a “noxious weed” and listed as such by the Department. For the purposes of this regulation, the most recent version of this list at the time of application of this regulation shall prevail.

NPDES: National Pollutant Discharge Elimination System. A regulatory program in the Federal Clean Water Act that prohibits the discharge of pollutants into surface waters of the United States without a permit.

OHIO ENVIRONMENTAL PROTECTION AGENCY: Referred throughout this regulation as the “Ohio EPA.”

OHIO RAPID ASSESSMENT METHOD: A multi-parameter qualitative index established by the Ohio Environmental Protection Agency to evaluate wetland quality and function.

OPEN SPACE: Land set aside and permanently restricted for conservation, agriculture or recreation purposes by the Township, nonprofit conservation organization or land trust, homeowners association or person. Open space may include woodlands, pastures, trails, historic sites and similar areas as appropriate to the site, but shall not include structures such as tennis courts, buildings or swimming pools. Open Space may be open for public use or access to such areas may be restricted.

ORDINARY HIGH WATER MARK: The point of the bank or shore to which the presence and action of surface water is so continuous as to leave a district marked by erosion, destruction or prevention of woody terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic. The ordinary high water mark defines the bed of a watercourse.

OVERLAY ZONE: An area of the Township with its own set of land use regulations that guide development beyond the underlying zone.

PARCEL: A tract of land occupied or intended to be occupied by a use, building or group of buildings and their accessory uses and buildings as a unit, together with such open spaces and driveways as are provided and required. A parcel may contain more than one contiguous lot individually identified by a ‘Permanent Parcel Number’ assigned by the Summit County Fiscal Office.

Chapter 10:

Definitions

PEAK FLOW: The maximum rate of flow of water at a given point and time resulting from a storm event.

PEDESTRIAN FRIENDLY: Developments that are designed first for pedestrians then for the movement of vehicles. These developments are often mixed use in nature with wide sidewalks and landscaping and buildings that are in scale with pedestrians.

PERFORMANCE STANDARDS: A regulatory approach which accents the manner in which a proposed use affects adjacent uses and property, and the manner in which a use is conducted. It is usually distinguished from more traditional zoning which separates use by type, rather than how a particular zone is carried out.

PERENNIAL STREAM: A natural channel that contains water throughout the year except possibly during periods of extreme drought.

PERMEABLE PAVERS: Permeable pavement surfaces include a variety of materials ranging from traditional asphalt, concrete, gravel or pavers used for roadways or parking areas and which allow water to flow through to the subbase underneath, which must be engineered to accommodate temporary water storage and filtration.

PHASING: Clearing a parcel of land in distinct sections, with the stabilization of each section before the clearing of the next.

PHOSPHOROUS: A nutrient, which when released into fresh surface water bodies, may stimulate the growth of aquatic organisms. Such organisms, upon decomposition, can adversely affect the ecological quality of the water body by depleting its supply of dissolved oxygen.

PLANNED UNIT DEVELOPMENT (PUD): A planning technique that provides increased flexibility for the developer of large-scale projects in exchange for a higher quality of development. Mixed use, innovative housing types, open space and recreational facilities are often included.

POLICIES: The general statements of guidance to decision makers in choosing future actions in support of the goals. For example, "Decide on a rezoning request based upon the Land Use Plan and goals."

POLLUTION: Any contamination or alteration of the physical, chemical, or biological properties of any waters that will render them harmful or detrimental to: public health, safety or welfare; domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses; livestock, wildlife, including birds, fish or other aquatic life.

POLLUTION: NON-POINT SOURCE pollution is generated by various land use activities rather than from an identifiable or discrete source, and is conveyed to waterways through natural processes, such as rainfall, storm runoff, or ground water seepage rather than direct discharge.

POLLUTION: POINT SOURCE pollution is traceable to a discrete point or pipe.

PRELIMINARY PLAN: A drawing of a major subdivision for the purpose of study and review and which, if approved, permits proceeding with the preparation of the final plat.

PRIMARY CONTAINMENT FACILITY: A tank, pit, container, pipe or vessel of first containment of a liquid or chemical.

PROFESSIONAL ENGINEER: A Professional Engineer registered in the State of Ohio.

PUBLIC AMENITY: Those features, services, and facilities that serve or enhance the experience of citizens in public spaces.

PUBLIC FACILITIES: Any building or service center purchased with public funds, used to serve the public or available for community activities such as the Town hall, library, schools, community centers, trailheads, and parking lots.

RAINBARRELS AND CISTERNS: Cisterns are designed to store stormwater for irrigation during dry periods, rather than channeling it away. Cistern collection systems may be designed to be installed beneath permeable pavement areas allowing for maximum storage capacity. Rain barrels are smaller and are designed to collect individual residential stormwater from roof drainage.

RAINWATER AND LAND DEVELOPMENT: Ohio's standards for storm water management, land development, and urban stream protection. The most current edition of these standards shall be used with this regulation.

Chapter 10:

Definitions

REDEVELOPMENT: Reconstruction, reuse or change in use of any developed property including but not limited to the following: reconstruction, additions or alterations of already developed land that does not intensify use over what is allowed by zoning and other land use regulations.

RELEASE: Any unplanned or improper discharge, leak, or spill of a potential contaminant including a hazardous material.

RENEWABLE ENERGY: Energy obtained from sources that are essentially inexhaustible (unlike, for example, fossil fuels, of which there is a finite supply). Renewable sources of energy include conventional hydroelectric power, wood, waste, geothermal, wind, photovoltaic, and solar thermal energy.

RETAIL: The selling of goods, wares, or merchandise directly to the ultimate consumer or persons without a resale license.

RETENTION: A practice designed to store storm water runoff by collection as a permanent pool of water without release.

RIPARIAN AREA: A transitional area between flowing water and terrestrial ecosystems, which provides a continuous exchange of nutrients and woody debris between land and water. This area is at least periodically influenced by flooding. Riparian areas, if appropriately sized and managed, help to stabilize banks, limit erosion, reduce flood size flows and/ or filter and settle out runoff pollutants, or perform other functions.

RIPARIAN SETBACK: The real property adjacent to a designated watercourse to protect the riparian area and stream from impacts of development, and streamside residents from impacts of flooding and land loss through erosion. The Riparian Setback are those lands located in the area defined by the criteria set forth.

RIPRAP: A combination of large stone, cobbles and boulders used to line channels, stabilize storm sewer outfalls and reduce runoff velocities.

RUNOFF: The portion of rainfall, melted snow, or irrigation water that flows across the ground surface and is eventually conveyed to water resources or wetlands.

SECONDARY CONTAINMENT FACILITY: A second tank, catchment pit, pipe, or vessel that limits and contains liquid or chemical leaking or leaching from a primary containment area; monitoring and recovery are required by state regulations.

SEDIMENT: The soils or other surface materials that are transported or deposited by the action of wind, water, ice, gravity, or any combination of those forces, as a product of erosion.

SEDIMENTATION: The deposition or settling of sediment.

SETBACK: A designated transition area around water resources or wetlands that is left in a natural, usually vegetated, state so as to protect the water resources or wetlands from runoff pollution. Soil disturbing activities in this area are restricted by this regulation.

SHALLOW/SURFICIAL AQUIFER: An aquifer in which the permeable medial (sand and gravel) starts at the land surface or immediately below the soil profile.

SITE DESIGN: Refers to the placement of buildings, parking, paths, streets, and landscaping on a parcel of land usually depicted by a site plan.

SMART GROWTH: Environmentally-sensitive land development with the goals of minimizing dependence on auto transportation, reducing air pollution, and making infrastructure investments more efficient.

SOIL AND WATER CONSERVATION DISTRICT: An entity organized under ORC Chapter 1515 referring to either the Soil and Water Conservation District Board or its designated employees, hereinafter referred to as the Summit County Soil and Water Conversation District (SWCD).

SOIL DISTURBING ACTIVITY: Clearing, grading, excavating, filling, or other alteration of the earth's surface where natural or human made ground cover is destroyed and that may result in, or contribute to, erosion and sediment pollution.

Chapter 10:

Definitions

SOIL AMENDMENTS: Any material added to a soil to improve its physical properties, such as water retention, permeability, water infiltration, drainage, aeration and structure. There are two broad categories of soil amendments: organic and inorganic. Organic amendments come from something that is or was alive and include sphagnum peat, wood chips, grass clippings, straw, compost, manure, biosolids, sawdust and wood ash. Inorganic amendments are either mined or man-made and include vermiculite, perlite, tire chunks, pea gravel and sand. Organic amendments improve soil aeration, water infiltration, and both water- and nutrient-holding capacity.

SPILL RESPONSE PLANS. Detailed plans for control, recontainment, recovery, and cleanup of hazardous material releases, such as during fires or equipment failures.

SPOT ZONING: Spot zoning occurs when a small area of land or section is zoned differently from that of adjacent properties.

SPRAWL: Large lot, low density development that consumes open space. A pattern of development characterized by unplanned growth which does not take into account long term zoning and land use planning and management principles. In particular, it results in the use of undeveloped land without account for use of growth activity centers, transportation and water resource infrastructure needs. It further does not result in the benefits of reuse, redevelopment, in-fill and mixed use land use techniques, as well as incentive based programs (i.e. development agreements and TDR).

STABILIZATION: The use of Best Management Practices (BMPs), such as seeding and mulching, that reduce or prevent soil erosion by water, wind, ice, gravity, or a combination of those forces.

STEEP SLOPE: Any land area where the greatest amount of slope over any one hundred (100) foot distance is greater than twelve (12%) percent.

STEEP SLOPE, EXTREME: Any land area where the greatest amount of slope over any one hundred (100) foot distance is greater than thirty (30%) percent.

STORMWATER POLLUTION PREVENTION PLAN (SW3P): The plan which describes all the elements of the stormwater strategy implemented during and after construction. The plan addresses erosion control and abatement of excess stormwater runoff quality.

STORMWATER TREATMENT PRACTICES (STPs): Measures, either structural or nonstructural, that are determined to be the most effective, practical means of preventing or reducing point source or nonpoint source pollution inputs to stormwater runoff and water bodies.

STORMWATER QUALITY TREATMENT: The removal of pollutants from urban runoff and improvement of water quality, accomplished largely by deposition and utilizing the benefits of natural processes.

STREAMS: A surface watercourse with a well-defined bed and bank, either natural or artificial, which confines and conducts continuous or periodic flowing water in such a way that terrestrial vegetation cannot establish roots within the channel. Further, a stream must appear on at least one of the following maps: USGS topographical map, Summit County Riparian Setback map, or soils maps located in the Soil Survey for Summit County, Ohio, USDA, Natural Resources Conservation Service (RCS).

STREETSCAPE: Refers to an overall view of a street or to the visual character of a street as determined by elements such as building scale and design, access, amenities, street width, landscaping, open space and view.

STRIP COMMERCIAL DEVELOPMENT: Continuous or intermittent linear roadside development located outside designated growth centers, generally one store deep. Strip development is generally characterized by multiple roadway access points, highly visible off-street parking; an assortment of commercial uses with direct access to abutting roads.

SUBDIVISION: A tract of land that has been divided into separate lots for sale and development.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition, would be equal to, or would exceed, 50% of the market value of the structure before the damage occurred.

Chapter 10:

Definitions

SUSTAINABLE DEVELOPMENT: Meeting the needs of the present without endangering the ability of future generations to meet their needs. A move to benchmark the synergies among the following areas will serve to note that an improvement or decline in one area contributes to an improvement or decline in connected areas. Areas include: A vibrant, caring, just society; a healthy, nurturing environment; and a diverse, growing economy.

TIME-OF-TRAVEL DISTANCE: The distance that groundwater will travel in a specified time. This distance is generally a function of the permeability and slope of the aquifer.

TOWN CENTER: A small, compact center with a core of mixed-use residential, commercial and community service uses. These centers incorporate local-scale economic and social functions that are integrated with housing. The center has a recognizable center and pedestrian scale and orientation.

TOWNSHIP: Throughout this regulation, this shall refer to the Township, an unincorporated subdivision in the State of Ohio, its designated representatives, boards, or commissions.

TRANSFER OF DEVELOPMENT RIGHTS (TDR): The conveyance of development rights by deed, easement, or other legal instrument authorized by local law to another parcel of land and the recording of that conveyance. It may cause the creation of sender zones for development credits and receiver zones for these additional credits. This effectively reduces the density in the sender zones and increases the density in the receiver zones.

TREE BOX FILTERS: Mini-bioretenion systems installed beneath trees that can be very effective at controlling runoff, especially when distributed throughout the site. Runoff is directed to the tree box, where it is cleaned by vegetation and soil before entering a catch basin. The runoff collected in the tree-boxes helps irrigate the trees. Tree box filters are ideal for situations where infiltration is undesirable or not possible, such as with clay soils, karst topography, high groundwater conditions, close proximity to buildings, steep slopes, contaminated soils, brownfield sites, highly contaminated runoff, maintenance facilities, and gas stations.

UNSTABLE SOILS: A portion of land determined by the Township to be prone to slipping, sloughing, or landslides, or otherwise identified by the U.S. Department of Agriculture Natural Resource Conservation Service methodology as having low soil strength.

UTILITIES: Facilities serving the public by means of a network of wires or pipes, and structures ancillary thereto. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water for the disposal of sewage.

VARIANCE FOR A RIPARIAN SETBACK: A modification of the enforcement of the Riparian Setback regulations which will not be contrary to the public interest and where, due to conditions peculiar to this property and not the result of the action of the applicant, a literal enforcement of the regulation would result in undue hardship to the applicant.

VISIONING: A process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

WALKABILITY: The extent to which the built environment is walking friendly which is based on land use mix; street connectivity; residential density orientation and placement of homes; places to go to near the majority of homes; and street designs that work for people.

WATERCOURSE: Any natural, perennial, or intermittent, channel, creek, stream, river, or brook having banks, a defined bed, and a definite direction of flow, either continuously or intermittently flowing.

WATERSHED: The total area above a given point on a watercourse that contributes water to its flow.

WATERSHED DELINEATION: Mapping of a watershed requires identification of the topography and the accumulation and direction of surface water runoff and exit through the lowest "pour point" of a drainage boundary.

WATER RESOURCE: Any public or private body of water including lakes and ponds, as well as any brook, creek, river, or stream having banks, a defined bed, and a definite direction of flow, either continuously or intermittently flowing.

WELL: Any excavation made by digging, boring, drilling, driving, or other method for the purpose of removing ground water from an aquifer, except a monitoring well used to extract samples of ground water or for the purpose of determining the quality, quantity, or level of ground water.

Chapter 10:

Definitions

WETLANDS: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. (40 CFR 232, as amended). Wetlands shall be delineated by a site survey approved by the Township using delineation protocols accepted by the U.S. Army Corps of Engineers and the Ohio EPA at the time of application of this regulation. If a conflict exists between the delineation protocols of these two agencies, the delineation protocol that results in the most inclusive area of wetlands shall apply. In reviewing this wetland delineation, the Township may consult with a representative of the Ohio Environmental Protection Agency, Division of Surface Water; the U.S. Army Corps of Engineers; the Summit County Soil and Water Conservation District; or other technical experts as necessary. Any costs associated with such consultations may be assessed to the applicant or their designated representative.

WETLAND SETBACK: Those wetland areas within the Township that fall within the setback area set forth by all applicable requirements.

ZONING: A map and ordinance text which divides a political subdivision into land use “zone” and specifies the types of uses, setbacks, lot size, and size restrictions for buildings within that zone.

DRAFT
9/4/2019